FOR SALE BY ONLINE AUCTION

Auction Date: 2:30pm 3rd December 2026

GIA: 518 sq.m (5,580 sq.ft).

Two Storey Fully Licenced Public House and Function Hall

VAT Free Sale

Located Close to Greenock Town Centre

Guide Price : £150,000

CLICK HERE FOR VIRTUAL TOUR

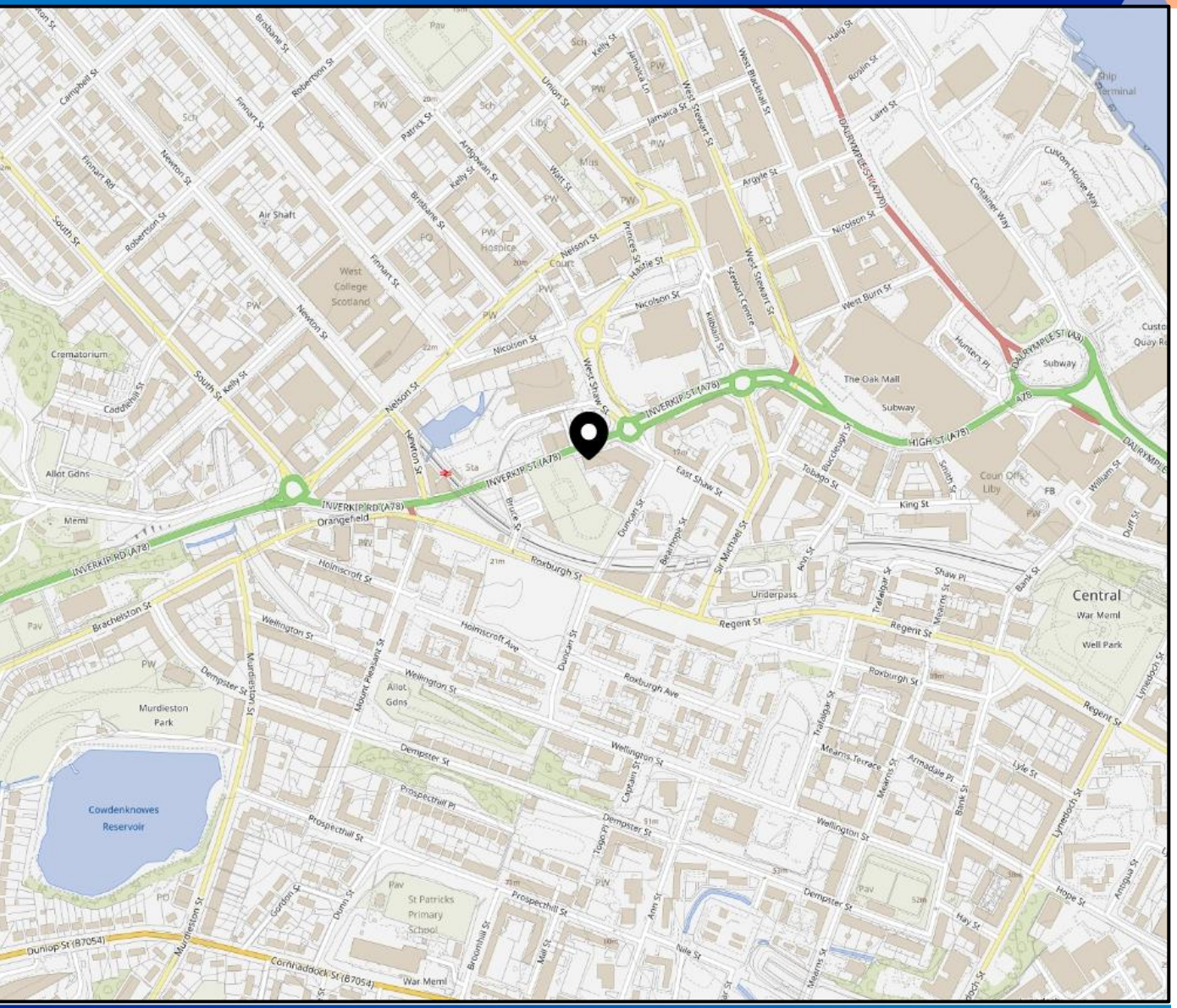


30 INVERKIP STREET, GREENOCK PA15 1TF

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Location



FIND ON GOOGLE MAPS!

The subjects are located in Greenock, approximately 20 miles west of Glasgow, within the Inverclyde Council area. The town serves as the main commercial and administrative centre for the wider Inverclyde area, linking with Gourock to the west and Port Glasgow to the east. Greenock benefits from strong transport links, with Inverkip Street itself forming part of the A78 trunk road, a busy two-way arterial route providing access to Glasgow via the M8/A8 network.

The town also enjoys strong public transport links, including Greenock West train station which is situated only a 2 minute walk away from the property which offers regular services to Glasgow Central.

The subjects further benefit from being in close proximity to a range of local amenities, lying around half a mile from Greenock town centre.

More specifically, the subjects occupy a prominent position on the north side of Inverkip Street, close to its junction with West Shaw Street, one of the principal arterial routes serving this area of the town. Nearby commercial occupiers are drawn from a variety of sectors and include The Range, a B&M Home Store, and a further public house.

Description





The subjects comprise a semi-detached, two-storey public house and function hall. The subjects benefit from two dedicated pedestrian access points with one leading to the first-floor function hall and the other leading directly to the ground floor public house. To the rear of the subjects, a stockroom can be found and accessed by way of an electric, streel roller shutter directly from a shared yard/parking area. Off-street public parking is available in close proximity to the subjects.

Internally, the ground floor is presented as a traditional public house consisting of an open plan seating area with the bar servery lying to the rear. Along the eastern elevation there are ladies and gents' toilets and to the rear of the property there is a manager's office, and staff w/c facilities.

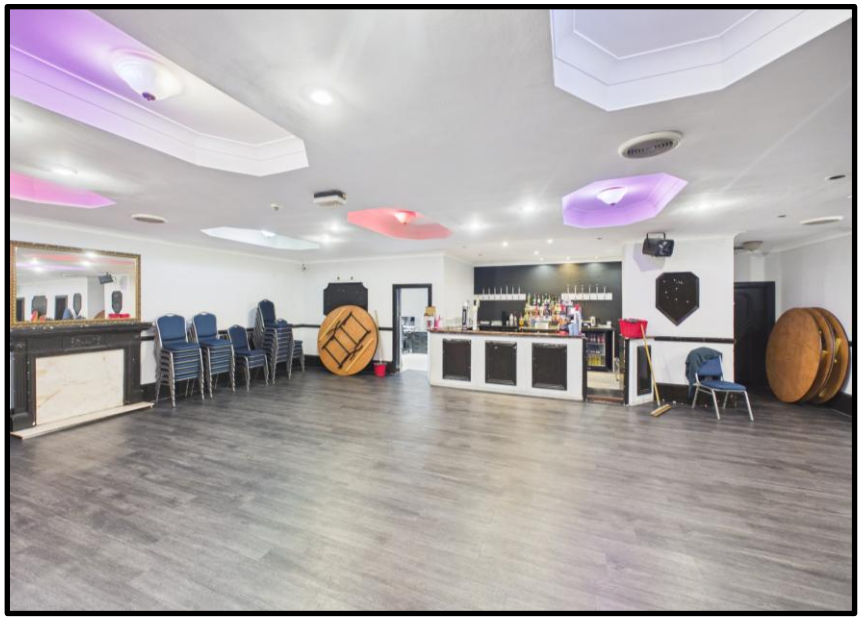
The first floor is a similarly sized function suite area benefitting from male and female w/c facilities, a dedicated bar servery, a kitchen prep and a manager's office.

ACCOMMODATION

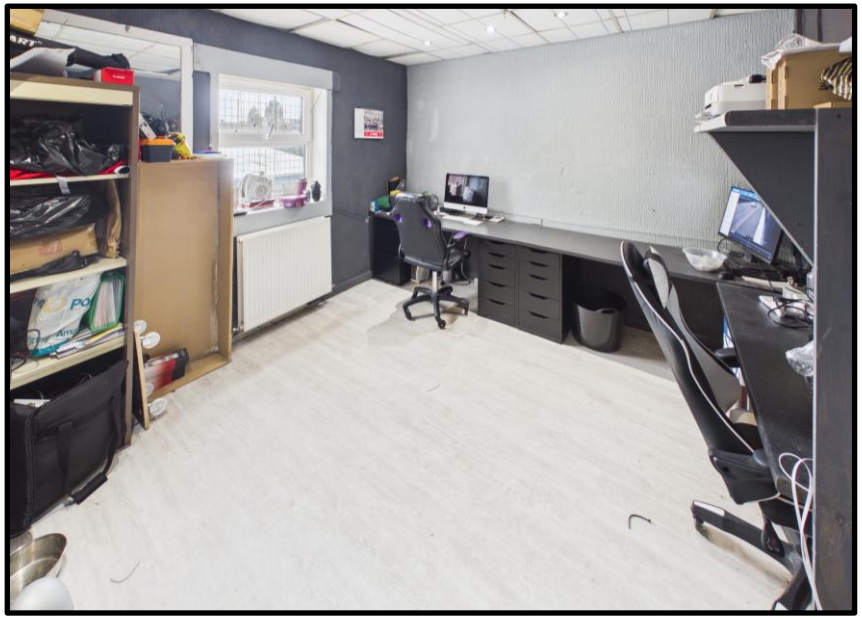
	SQM	SQFT
Ground Floor	259	2,790
First Floor	259	2,790
Total	**518**	**5,580**

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Photos









The Detail

Auction Date

The auction will be held on 3rd December 2026

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

https://www.shepherd.co.uk/auctions-remote-bidding/

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price, subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

VAT

See Legal Pack.

Energy Performance Certificate

A copy of the EPC can be provided upon request.

Planning

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming purchaser to satisfy themselves in this respect.

Guide Price

The property has a guide price of £150,000

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2.4% plus VAT subject to a minimum of £2,500 plus VAT.

Legal Pack

The legal pack is available to view online.

Rateable Value

The premises are entered in the current Valuation Roll with a rateable value of £23,500. The Rate Poundage for 2026/27 is 48.1p to the pound.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

Calvin Molinari
c.molinari@shepherd.co.uk
M 07920 824 408

Shepherd Chartered Surveyors
2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF
t: 0141 331 2807

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE: August 2026

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