

FOR SALE BY ONLINE AUCTION

**Auction Date: 16th April
2026 at 2:30pm**

GIA: 801.51 SQM (8,628 SQFT)

**Redevelopment Opportunity
(Subject to Planning)**

Located In The Heart of Greenock

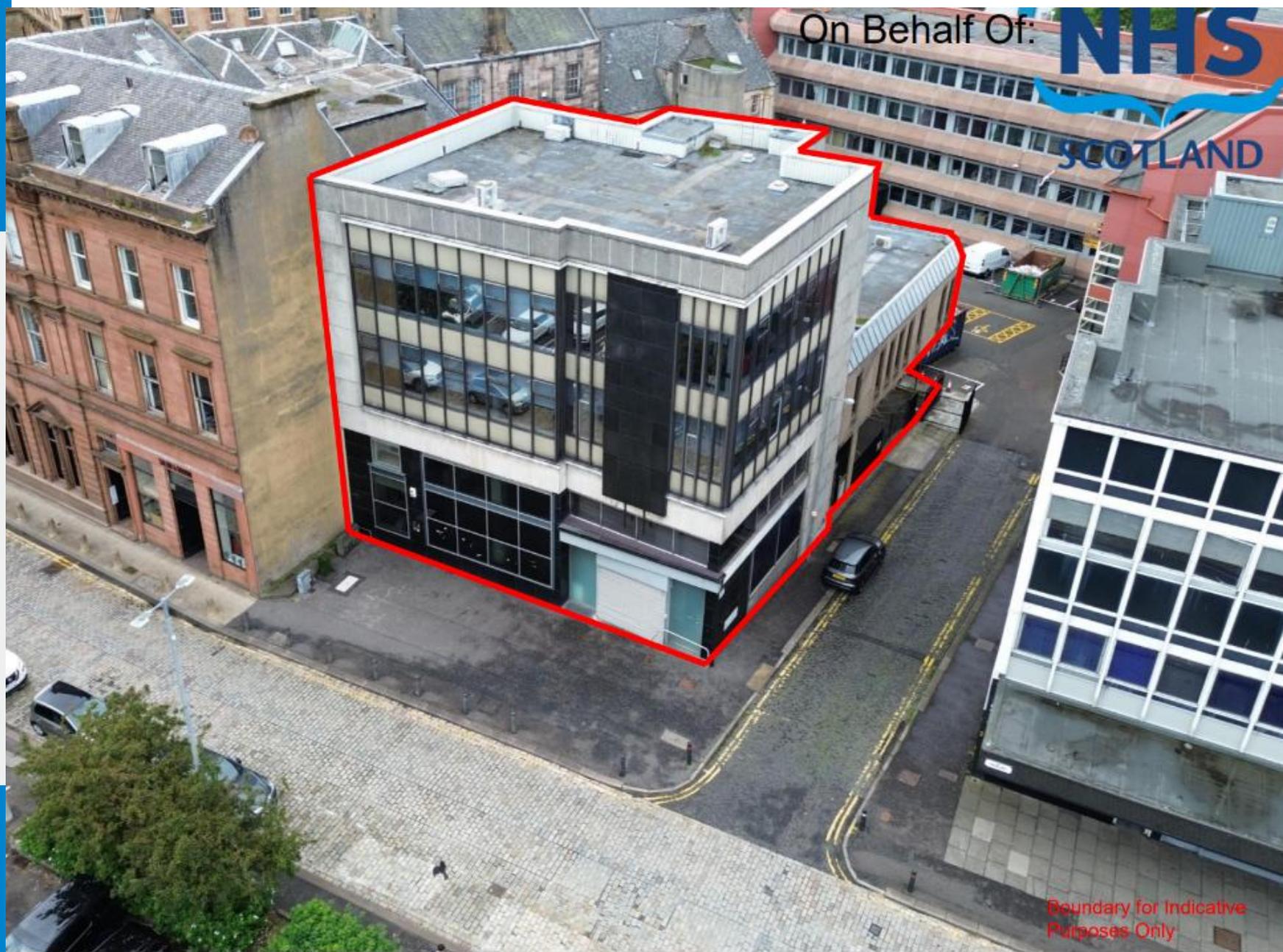
**Benefits From A Covered Car Park
To The Rear**

**Suitable For A Variety of Uses
(Subject to Planning)**

Guide Price : £140,000



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On Behalf Of:



THE CATHCART CENTRE, 128 CATHCART STREET, GREENOCK, PA15 1DE

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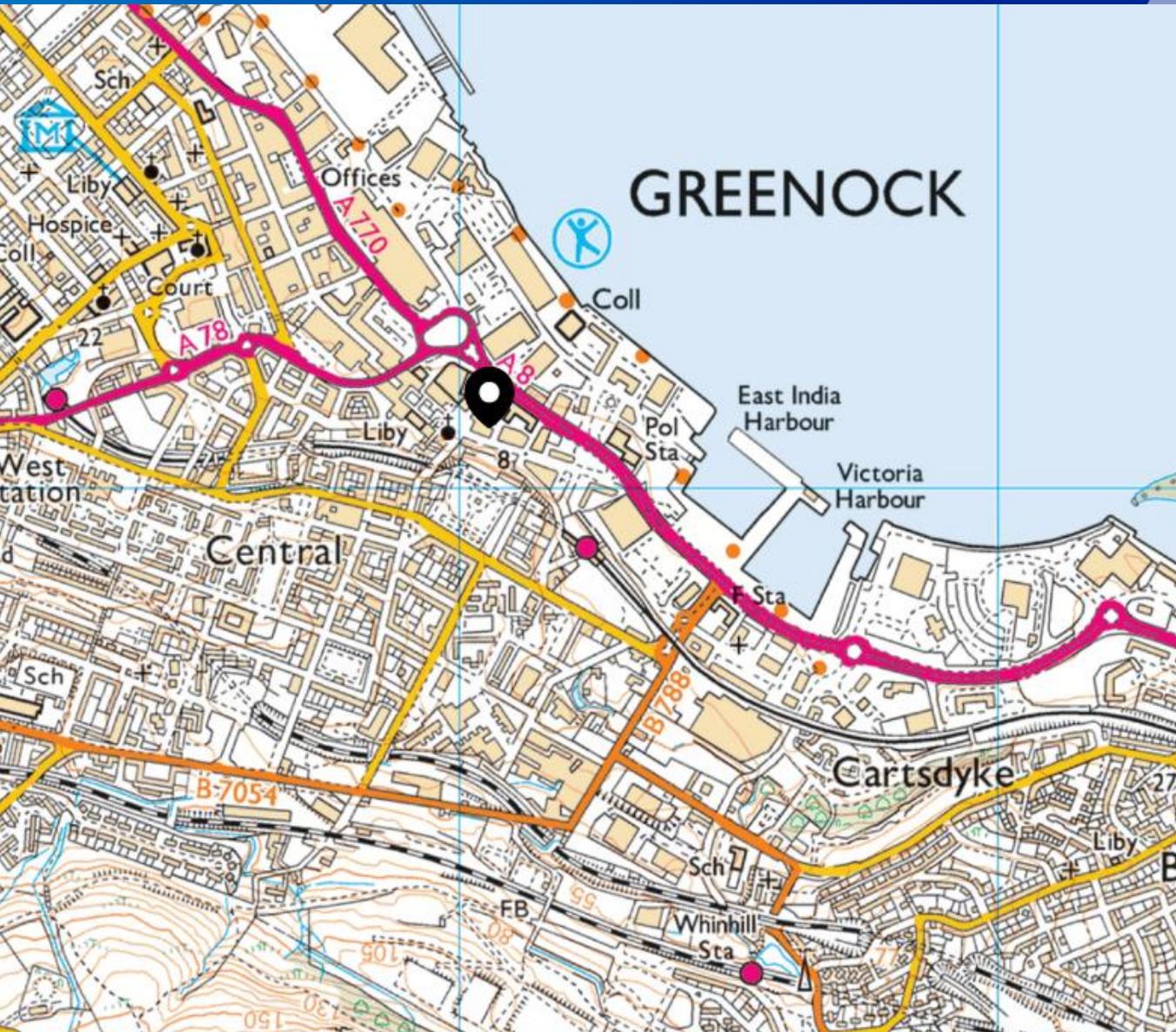
SHEPHERD

PROPERTY AUCTIONS



Location

THE CATHCART CENTRE, 128 CATHCART STREET,
GREENOCK, PA15 1DE



The subjects are located in Greenock, a town situated on the west coast of Scotland, located approximately 25 miles west of Glasgow City Centre and held within Inverclyde council district.

Greenock benefits from a residential population of around 42,870 person according to Census 2022. Greenock offers strong transport links with the A8 providing access to the M8 motorway which provides direct access into Glasgow. Greenock Train Station, located 0.5 miles from the subject property, provides frequent services into Glasgow Central Station and Paisley Gilmour Street.

More specifically, the subjects occupy a prominent pitch on Cathcart Street, located in the heart of Greenock Town Centre. The surrounding area consist of a blend of residential and commercial operators including Wetherspoons, Custom Bella Gift Shop and The Harbour Barber Shop.



[FIND ON GOOGLE MAPS!](#)



Description

THE CATHCART CENTRE, 128 CATHCART STREET,
GREENOCK, PA15 1DE



The subjects comprise of a self-contained office premises spanning across five floors. The property benefits from numerous pedestrian entrances off Cathcart Street and Duff Street as well as an extensive glazed frontage onto Cathcart Street.

Internally, the premises is presented in line with its previous use as a health centre. Upon entering the subjects, the fit-out consists of a grand double height foyer area with a dedicated stairwell to the rear, offering access to the upper floors. The upper floors consist of a mixture of cellular and open plan office space, benefitting from a suspended tiled ceiling with fluorescent LED lighting incorporated through. Furthermore, each floor is complemented by staff break out areas and W/C facilities.

A large car park can be found to the rear of the premises, accessible via Duff Street, suitable for employee and customer parking.

The property benefits from significant development potential subject to obtaining the necessary planning consent.



ACCOMMODATION

Accommodation	SQM	SQFT
Basement	103.76	1,117
Ground Floor	177.53	1,911
Mezzanine	210.42	2,265
First Floor	169.04	1,820
Second Floor	140.76	1,515
Total	801.51	8,628

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).



Floor Plans

THE CATHCART CENTRE, 128 CATHCART STREET, GREENOCK, PA15 1DE



Basement Floor



Ground Floor



First Floor



Second Floor



Auction Date

The auction will be held on 16th April 2026 at 2:30pm

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 (plus VAT if appropriate), 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

The property has an energy rating, a copy of the EPC is available upon request.

Guide Price

The property has a guide price of £140,000

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

There is no buyer's fee on this lot.

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 £70,000.. It is also our understanding that the rateable value shall not increase upon the revaluation.

Get in Touch

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



Fraser McDonald

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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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