

FOR SALE BY ONLINE AUCTION

**Auction Date: 22nd October
2026**

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

**Two Storey Public House and
Function Hall**

VAT Free Sale

**Located Close to Greenock Town
Centre**

Guide Price : £180,000



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30 INVERKIP STREET, GREENOCK PA15 1TF

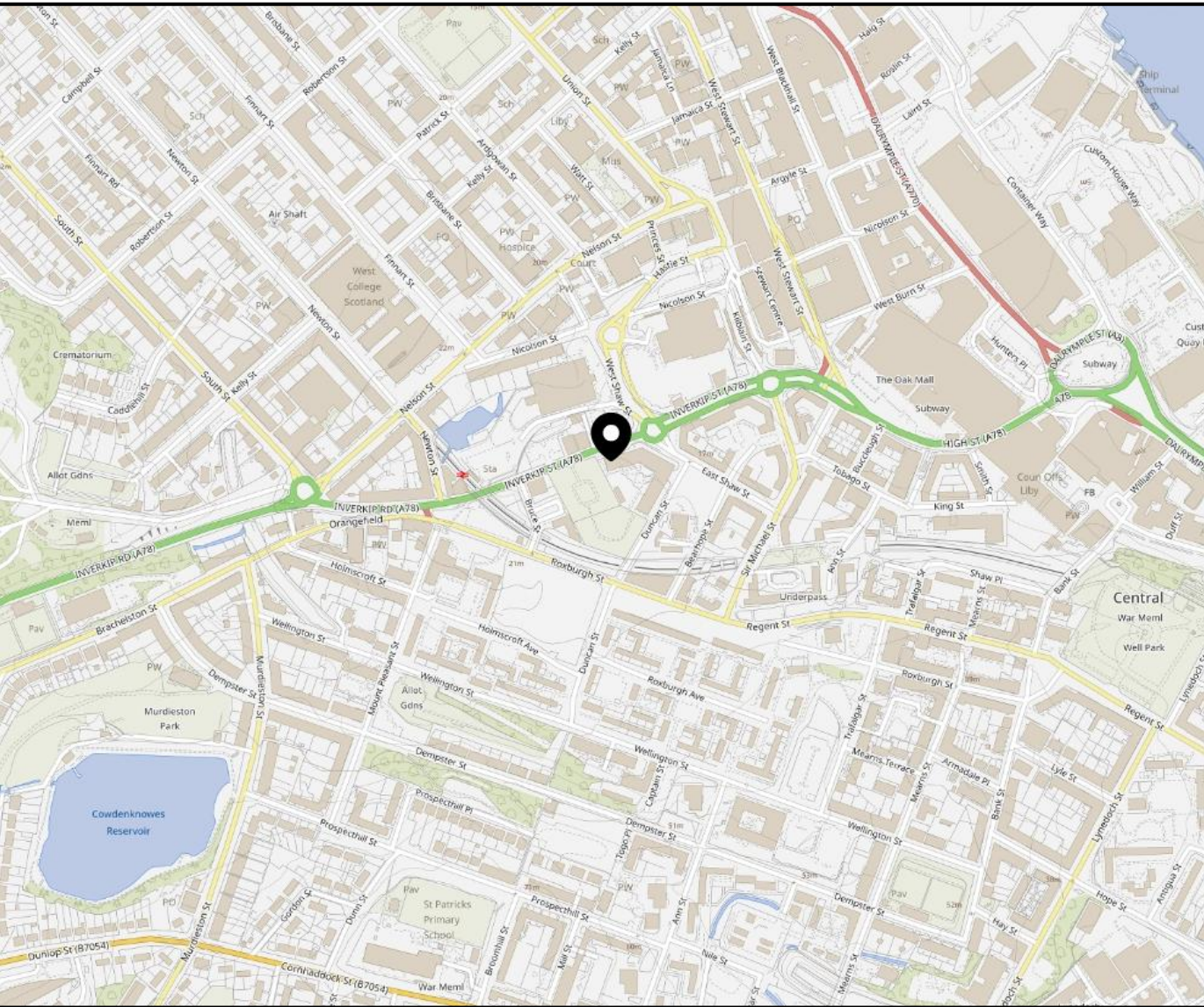
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shepherd.co.uk**





Location

30 INVERKIP STREET, GREENOCK PA15 1TF



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.



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Description

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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, steel 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.

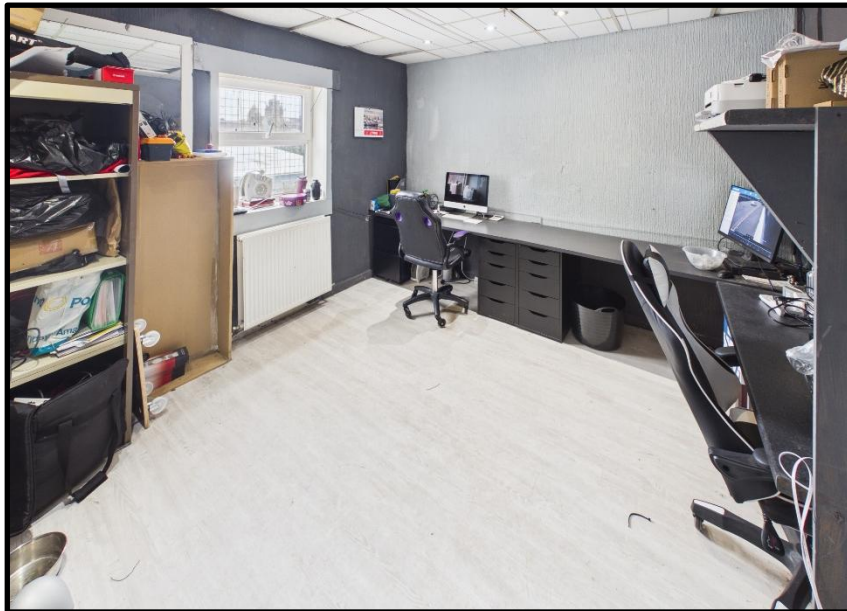
ACCOMMODATION

	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

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Auction Date

The auction will be held on 22nd October 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 £180,000

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

Details of the buyer fees associated with the property can be found on the individual property page.

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:



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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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