



**Pound Plus Xtra**

11-17 Princes Street, Port Glasgow, Renfrewshire, PA14 5JH

  
**McEwan Fraser Legal**  
Solicitors & Estate Agents



# Port Glasgow



Pound Plus Xtra is pleasantly positioned in the town of Port Glasgow. The town has a range of local facilities including a supermarket and high street banking. There is more extensive facilities within adjacent Greenock.

The town has a railway station with electrified services giving access to Glasgow central. The road network is well served by local bus routes and there is access from Port Glasgow to the M8

motorway. Port Glasgow is presently undergoing considerable rejuvenation with supermarkets, shopping facilities and high quality residential housing developments all under construction.

Recreational amenities within the Inverclyde area include several golf courses, bowling clubs and modern yacht marinas at Greenock as well as in Inverkip.





# Pound Plus Xtra



Part Exchange Available. McEwan Fraser Legal are delighted to be able to present to the market the unique opportunity to acquire Pound Plus Xtra, which presents an opportunity to acquire a turn key discount store business, which supports the immediate local community.

The business, located within the popular Port Glasgow has great potential to expand its operations with, for example, an online presence, extended opening hours etc.

Pound Plus Xtra provides a great opportunity for new owners to start trading immediately and benefit from running an already well-established business. There is scope of the first floor of the premises to transform into a coffee shop or flats, subject to obtaining the necessary planning and consents.

Viewing of this business is highly recommended and viewings are strictly by appointment.





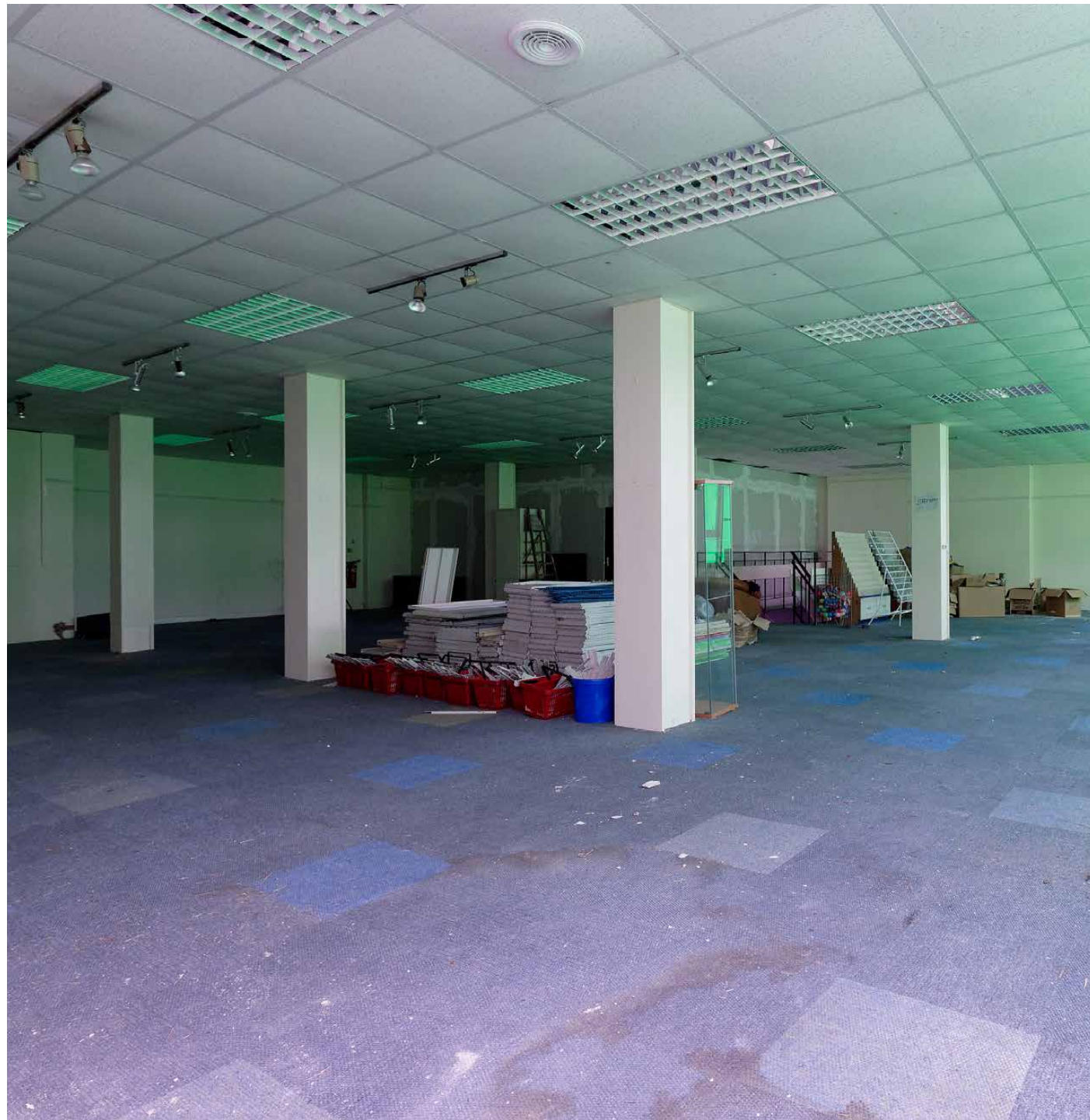
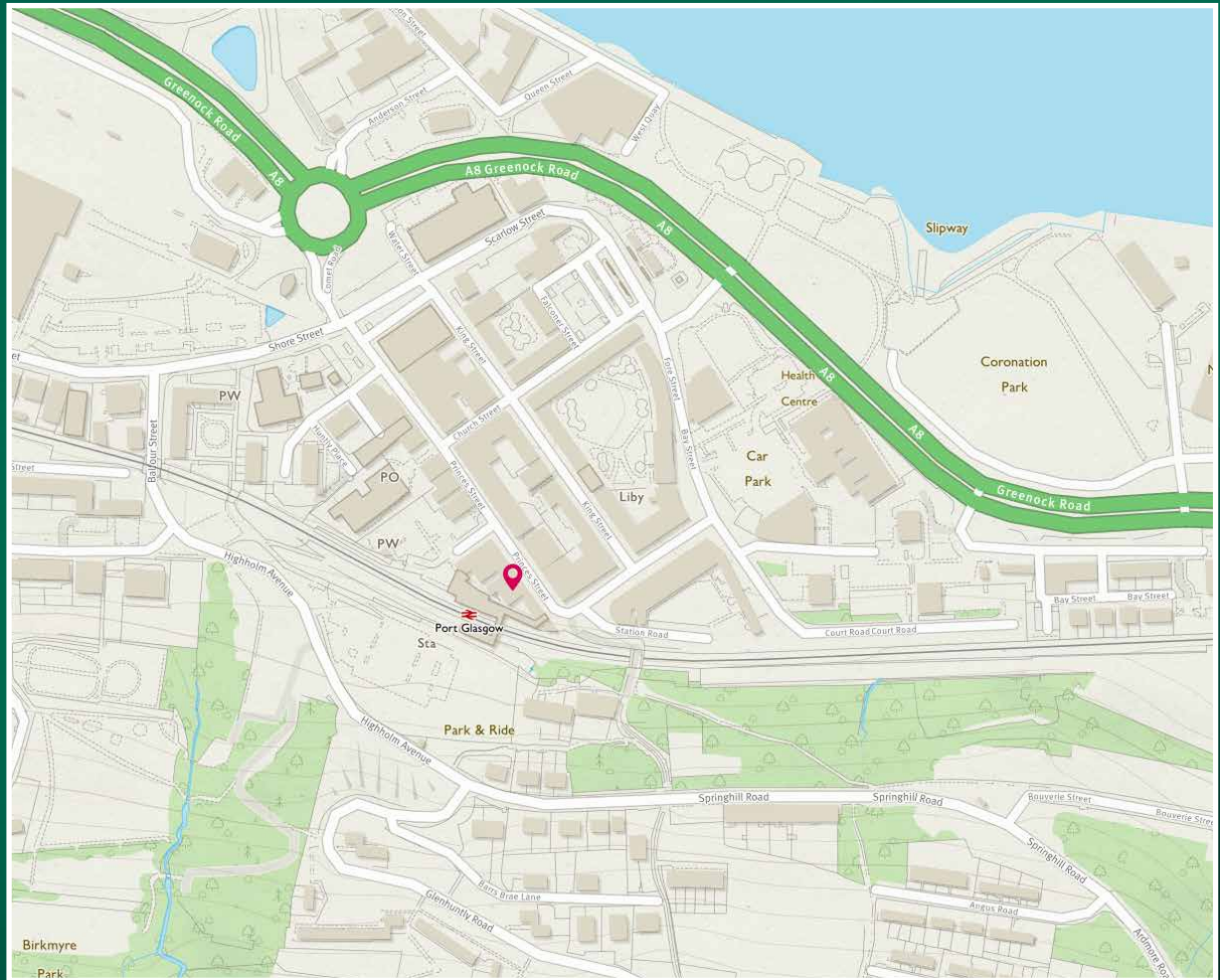


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



Approximate Dimensions (Taken from the widest point)

Shop Floor	17.70m (58'1") x 16.00m (52'6")
Kitchen	5.80m (19') x 4.50m (14'9")
Store	6.20m (20'4") x 3.90m (12'10")
WC	2.30m (7'7") x 1.80m (5'11")
First Floor	17.70m (58'1") x 15.88m (52'1")
Store	2.30m (7'7") x 1.90m (6'3")

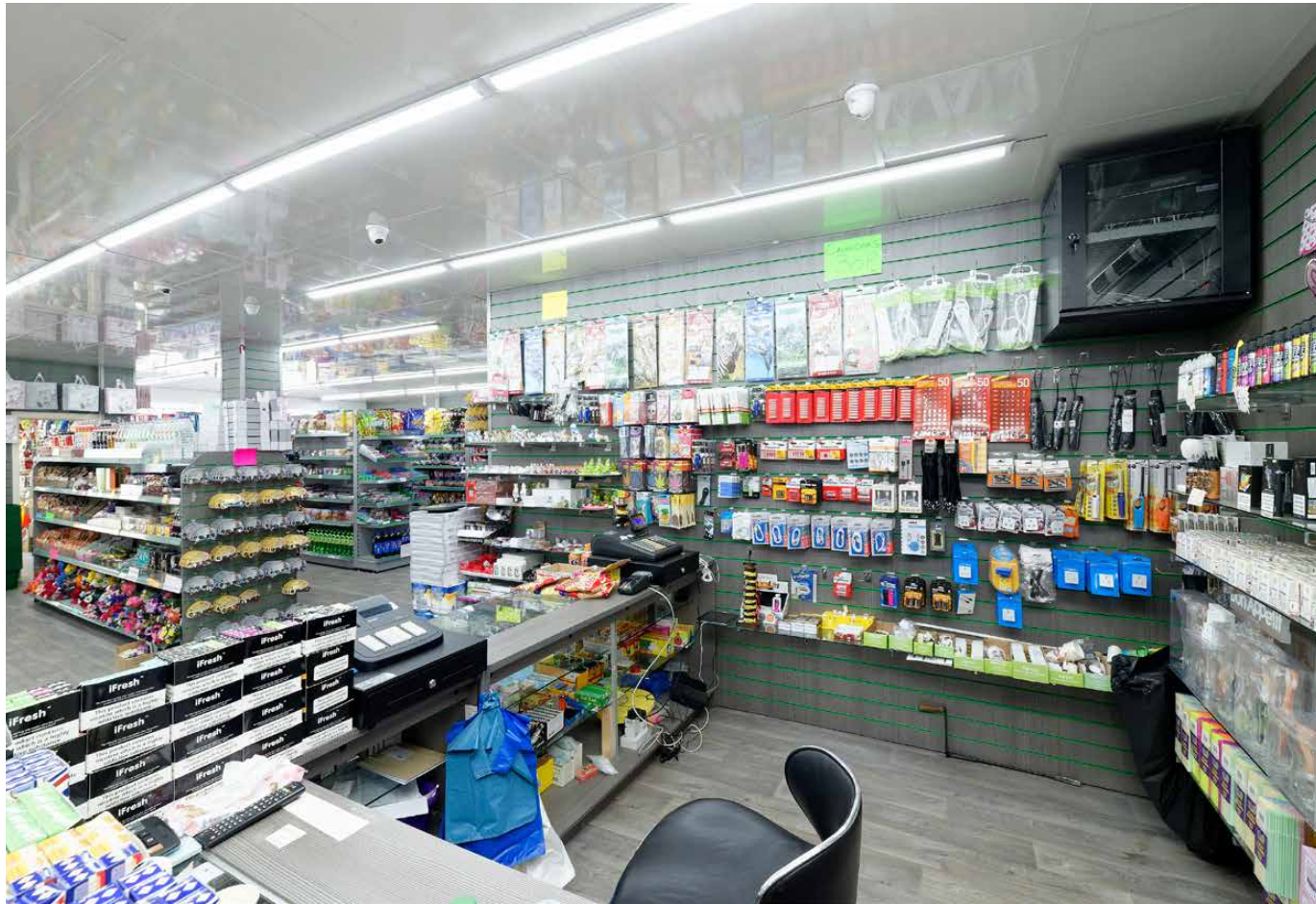
EPC Rating: TBC

Extras (Included in the sale): Fixtures and Fittings.  
Stock, fridges, tills, CCTV - depending on price.

Tenure - Freehold.







# McEwan Fraser Legal

## Solicitors & Estate Agents

Tel. 0131 524 9797  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available

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Text and description  
**DIANE KERR**  
 Surveyor



Professional photography  
**CRAIG DEMPSTER**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer