



Prime Retail Unit

Potential to be sub-divided

Rent: £55,000 pa / Price: £500,000

NIA: Ground 4,662 sq ft / First 1,444 sqft

Location

The property is located within the affluent town of Helensburgh in Argyle and Bute, 30 miles north west of Glasgow on the north shore of the Firth of Clyde and in close proximity to Loch Lomond. Helensburgh benefits from direct rail links to Glasgow and Edinburgh with Helensburgh train station located close by.

The property benefits from a prominent position on Sinclair Street, the busiest retail pitch in Helensburgh. Nearby occupiers include Costa, Boots, Greggs, Tesco and WH Smith.

Accommodation

The premises comprise the ground and first floors within a 3-storey red sandstone building with an extensive glazed frontage along Sinclair Street.

The premises extend to the following approximate areas:

*Ground Floor: 4,662 sq ft / 433.11 sqm (*potential to be split)
First Floor: 1,444 sq ft / 134.15 sqm

Rent

Offers of £55,000 pa exclusive are invited.

Lease

The subjects are available on a new FRI lease.

Price

Offers of £500,000 are sought.

Rates

Rateable Value: £68,000

UBR (2020/21): £0.511

Rates Payable: £34,748 pa

Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

EPC

On application

Legal Costs

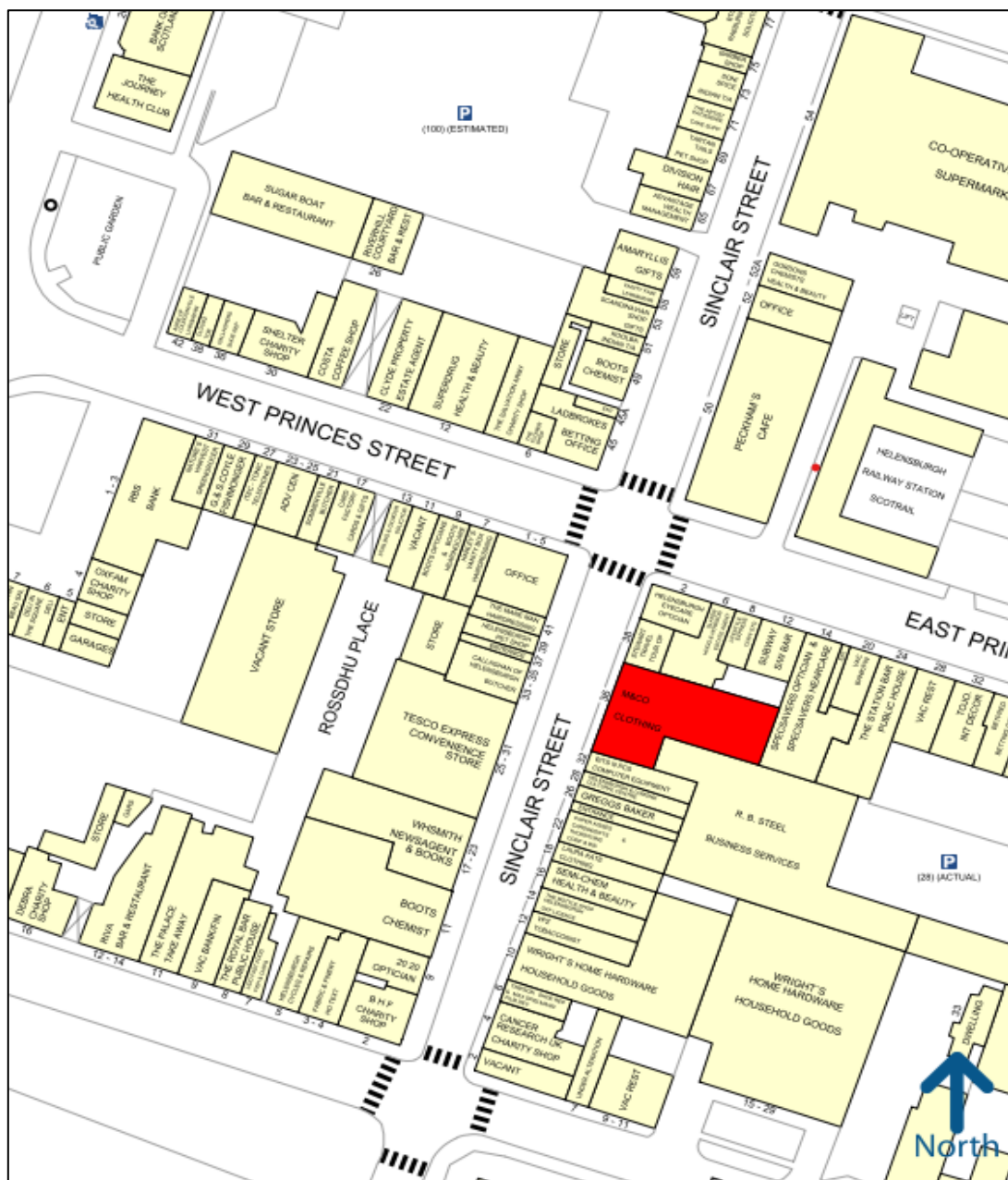
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



BRITTON
PROPERTY

To Let/May Sell

38-40 Sinclair Street,
Helensburgh G84 8SU



Viewing strictly by appointment with BRITTON PROPERTY

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Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and BRITTON PROPERTY have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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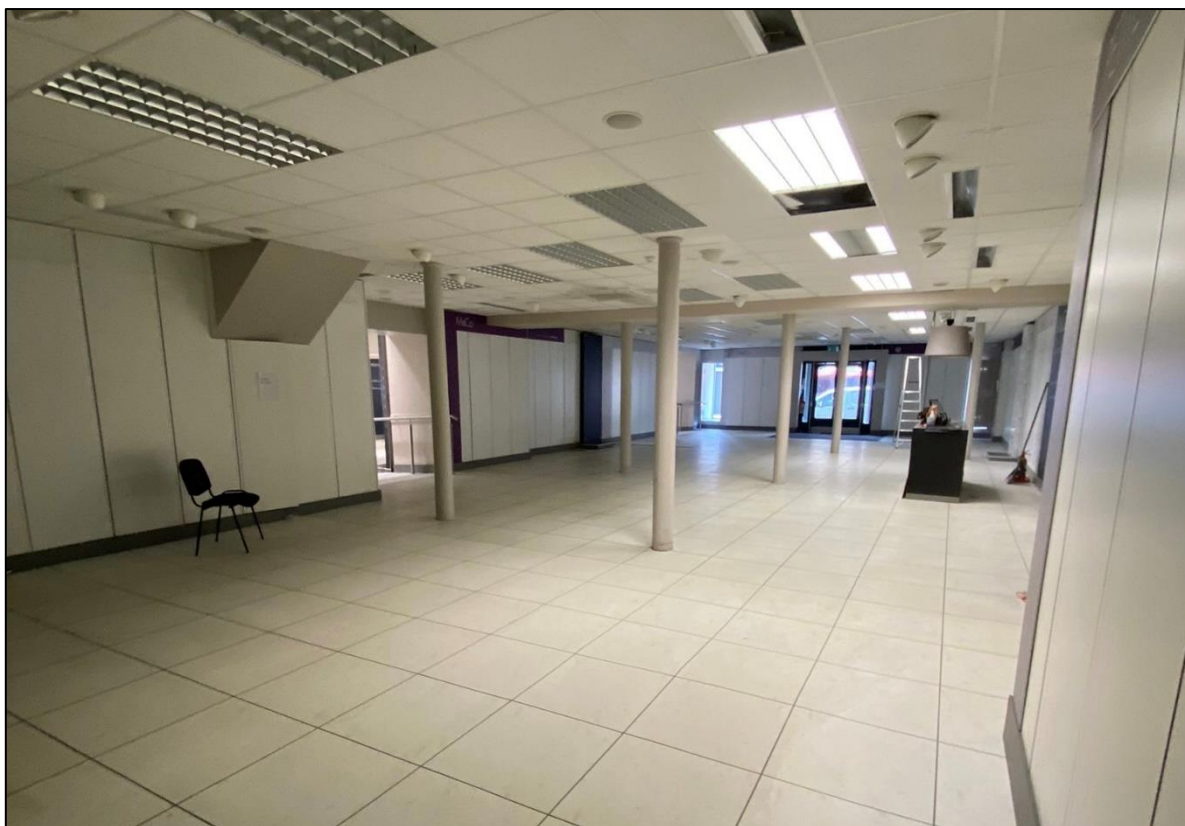




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