



Prime unit suitable for retail/office/restaurant use

Sea Front Location in affluent town

Rent: O/O £22,000pa / Price: On application

NIA: Ground 1,610 sq ft

Location

Helensburgh is an affluent town set within the Argyll & Bute Council Area and lies approximately 30 miles west from Glasgow. Helensburgh is a popular commuting town to the City with good transport links by both road and rail. The subjects are positioned on West Clyde Street and on the western side of Helensburgh town centre.

The subjects form part of the coastal route, with West Clyde Street being a main arterial road through Helensburgh linking the town with Rhu to the northwest and Cardross and Dumbarton to the East.

Accommodation

The subjects comprise a former ground floor restaurant premises forming part of a larger mid terrace two storey building with extensions to the rear. Upon entering the subjects there is a front customer seating and service counter, which includes a small managerial office. There are dedicated male, female and disabled WC facilities.

The rearmost extension contains the kitchen which is open plan in nature and provides three store rooms. There is an additional toilet facility which is utilised by staff.

The premises extend to the following approximate areas:
Ground Floor: 1,610 sq ft / 149.60 sqm

Rent

Offers of £22,000 pa exclusive are invited.

Lease

The subjects are available on a new FRI lease.

Price

On application.

Rates

Rateable Value: £13,900
UBR (2020/21): £0.498
Rates Payable: £6,922 pa

Planning

We have been verbally advised by the Local Planning Authority that the subjects can be used for Class 1A and Class 3 consent and can therefore be used for retail / office / restaurant use.

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 ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



Viewing strictly by appointment with BRITTON PROPERTY

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