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TO LET

SELF CONTAINED OFFICE AND WORKSHOP

14 JOHN STREET, HELENSBURGH, G84 8BA

- Located within Helensburgh Town Centre
- Workshop space with ancillary office, over two floors
- Ideal for local contractor, joinery workshop, storage etc.
- Below rates threshold – no rates for qualifying occupiers
- On street parking
- 203.33 sq m (2,189 sq ft)
- Rent £9,000pa

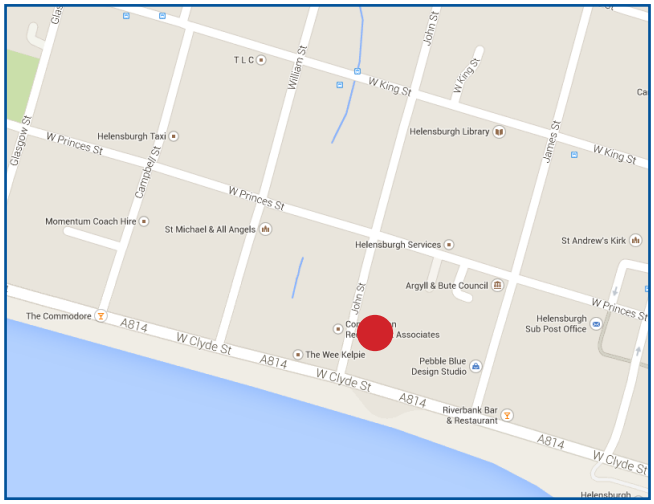
Office Industrial Retail Investment

T: 0141 530 5321 www.thomsonproperty.co.uk

Location

Helensburgh comprises a town of approximately 16,000 persons being located within Argyll & Bute and at the confluence of the Gare Loch and the River Clyde, approximately 22 miles north west of Glasgow. The closest town is Dumbarton having a population of approximately 20,000 persons and the two are linked via the A814 and A82/A818 which are the main arterial routes through the town. The town is well served by public transport with both regular bus services and two train stations, Helensburgh Central and Helensburgh Upper.

The property is located within the centre of the town, to the east of John Street between it's junctions with West Princes Street to the north and West Clyde Street to the south. Surrounding occupiers in the locality are a mix of commercial and residential properties.



Description

The property comprises a two storey building, constructed of brick and having a flat felt roof, which has been subdivided internally to provide workshop over ground and first floors, with ancillary office, kitchen and toilet accommodation.

The main workshop at ground level has a concrete floor, with brick walls and a plasterboard ceiling, lighting being by means of fluorescent fittings. The property was previously a joiners workshop and would be ideal for this type of use or for small scale manufacturing or indeed storage. A further workshop at first floor provides similar accommodation.

The ancillary office accommodation provides main open plan office to the front of the building, with further offices to the rear as well as kitchen and separate male and female toilet accommodation, with decoration to a good overall standard.

Areas/Accommodation

The property extends to the following areas:

Workshop (ground floor):	96.72 sq m (1,041 sq ft)
Workshop (first floor):	53.89 sq m (580 sq ft)
Offices:	52.72 sq m (567 sq ft)
Total	**203.33 sq m (2,189 sq ft)**

The workshop has been measured on a gross internal area, with the offices on a net internal area.

Rating

The current Rateable Value is £6,300. The Uniform Business Rate for 2014/15 is £0.471.

100% rates relief is available to qualifying companies under the Scottish Government's Small Business Bonus Scheme – full details are available on the Scottish Government's website or via the Sole Agent.

Rent

Our client is seeking offers over £9,000pa on the basis of a full repairing and insuring lease.

VAT

We understand that there has been an election to waive exemption on VAT and therefore VAT will be payable on the rent.

Energy Peformance

The property has an EPC rating of [TBC]. A full copy of the certificate can be made available to interested parties if required.

Legal Costs

Each party to bear their own legal costs in the transaction. The tenant will be responsible for the cost of any Registration Dues or SDLT.

Date of Entry

Immediate entry is available.

Viewing and further information

By contacting the Sole Letting Agent:

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60 St Enoch Square
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Ref: TPC0191 Date of publication : 19th November 2014