

FOR SALE

**RETAIL UNIT
(WITH SHORT TERM INCOME)**



65-67 WEST PRINCES ST., HELENSBURGH, G84 8BN

- **Located within Helensburgh town centre**
- **Small, easily managed unit**
- **Prominent corner position**
- **Benefits from Class 2 (office) consent**
- **Short term income from current tenancy**
- **Suitable for owner occupation or investment**
- **100% rates relief**
- **42.67 sq m (459 sq ft)**
- **Offers over £55,000**

Location

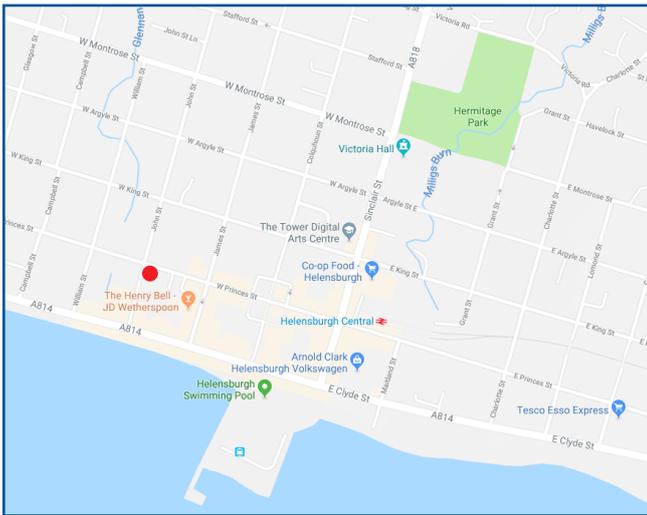
The property is located to the south of West Princes Street, at it's junction with John Street and within Helensburgh town centre.

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 Centre. 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.

West Princes Street forms one of the main arterial routes within the town centre and connects with Sinclair Street (A818) a short distance to the east. Sinclair Street is the main road which leads in a north/south direction and connects the A82 Glasgow to Inverness road to the town. West Princes Street also runs parallel with East and West Clyde Street (A814) which form the main road along the seafront and links Helensburgh to Dumbarton.

The town centre contains a mix of retail uses and local services and caters for the resident population and significant tourist visitors to the town and the local area. Occupiers within the town centre include a mix of independent and local traders, along with national retailers such as Tesco, Co-operative food store and Costa Coffee.

The surrounding area is characterised by mix of residential property, including traditional tenements with ground floors primarily residential but interspersed with retail/office units.



Description

The retail unit forms part of the ground floor of a traditional end terraced tenement building, being 3 storeys in height, constructed of solid sandstone and having a pitched, timber framed and slated roof, incorporating cast iron rainwater goods. The shop has a timber framed single glazed frontage with a doorway incorporated within the West Princes Street elevation and is protected by a steel roller shutter.

Internally, the unit has been fitted to provide office accommodation and has been subdivided to form main open plan office, two meeting rooms and staff kitchen.

The main office area has a suspended timber floor overlaid in carpet, with plasterboard/lath and plaster walls and a lath and plaster ceiling. The two meeting rooms are of similar finish. Lighting is by means of pendant and fixed fluorescent fittings.

A small kitchen is provided to the rear and is fitted with single stainless-steel sink and drainer, with timber flooring overlaid in carpet and plasterboard walls and ceiling.

The toilet, comprising WC and WHB, is accessed via common close to the rear and has a concrete floor finished in vinyl, with plastered walls and ceiling.

The unit benefits from a gas combination boiler (installed 2016) which provides heating via modern radiators.

Areas / Accommodation

From sizes taken at the time of our inspection, we calculate the property to extend to a total net internal area of 42.67 sq m (459 sq ft)

Tenancy Details

The property is currently let to Argyll & Bute Citizens Advice Bureau Limited (Company No SC231152) under a lease which runs from 1 April 2016 to July 2018. The current rent is £7,200pa. Creditsafe UK have given the company a Credit Rating of 95/100 (Very Low Risk) and an International Score of 'A' (Very Low Risk).

Price

Offers over £55,000 are sought.

Rating

The current Rateable Value is £4,750.

The property benefits from 100% rates relief (to eligible companies) under the Scottish Government's Small Business Bonus Scheme.

VAT

There is no VAT payable on the purchase price.

Energy Performance

The property has an EPC rating of F. A full copy of the certificate can be made available to interested parties upon request.

Legal costs

Each party will bear their own legal costs in the transaction.

The purchaser will be responsible for the cost of any Registration Dues or LBTT.

Date of entry

Immediate entry is available, although occupation is subject to the tenancy stated above.

Viewing and further information

By contacting the Sole Selling Agent:

Thomson Property Consultants
2nd Floor
180 West Regent Street
Glasgow
G2 4RW

Tel: 0141 611 9666
Fax: 07006 037140

Contact: Eric Thomson or Andrew Millar

Email: eric@thomsonproperty.co.uk
Email: andrew@thomsonproperty.co.uk



IMPORTANT NOTICE

Thomson Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- While these particulars have been carefully prepared their accuracy is not warranted. Details may change after these particulars have been prepared due to circumstances outwith our control.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of Thomson Property Consultants has any authority to make or give any representation or warranty whatever in relation to the property.
- All prices, premiums and rents quoted are exclusive of VAT.
- These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of an exchange of correspondence with our clients' solicitors.
- Photographs & drawings for illustration purposes only.