

TO LET

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David Allison & Company  
Chartered Surveyors



## RETAIL SHOP UNIT

68 WEST CLYDE STREET, HELENSBURGH, G84 8AX

- Bright & attractive single fronted shop unit
- Ground floor of substantial 2 storey & attic sandstone building
- Superb south (Clyde Coast) facing trading location
- Short walking distance of station, pier, etc
- Feature re-surfaced pavements/streetscape in West Bay esplanade
- Net Internal Area: **486 sq ft (45.19 sq m)**
- Suitable for a variety of uses
- Rent – Offers in the region of **£7,500** per annum

David Allison & Company Chartered Surveyors

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## DESCRIPTION

The subjects comprise a single windowed shop on the ground floor of a two storey and attic mid-range sandstone tenement style building.

Internally the shop has been modernised and provides bright and modern retail space to the front with a small back shop, currently used for storage and staff, kitchen with sink and toilet with WC and wash-hand basin.

## LOCATION

The subjects occupy a prominent and attractive trading location at the west end of the recently upgraded West Clyde Street between its junctions with James Street and John Street.

The esplanade setting of the subjects is popular with both locals and tourists to the ever popular and easily accessible town of Helensburgh on the Clyde Coast.

The subjects are within walking distance of the prime shopping area in the town centre and also Helensburgh Central railway station providing regular services to Glasgow.

Helensburgh Pier and Leisure Centre is also within short walking distance of Helensburgh Central Station with regular trains to Glasgow and Edinburgh.

The location plan opposite shows the general location of the subjects.

## FLOOR AREA

We calculate the Net Internal Floor Area in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately **486 sq ft (45.19 sq m)**.



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## RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll with a Rateable Value of **£7,500**.

At this level of value any incoming tenant may qualify for **100%** rates relief under the Small Business Bonus Relief Scheme – enquiries and application to the Local Authority.

## RENTAL/PRICE

The subjects are offered for lease on full repairing and insuring terms at rental offers in excess of **£7,500** per annum.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction.

## EPC

The properties have been assessed for energy performance and currently have a 'G' rating.

## VIEWING/FURTHER INFORMATION

Strictly through the agents:

**David Allison**

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