



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0141 337 7575 X @Allied_Scotland
www.alliedsurveyorsscotland.com



TO LET

32 East Princes Street, Helensburgh G84 7QA

- ✓ Strong secondary retail location
- ✓ Internally renovated
- ✓ Full height glazed frontage
- ✓ NIA: 59.26 sq m (638 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

The property is situated in Helensburgh, a coastal town located on the Firth of Clyde approximately 25 miles northwest of Glasgow. It has a population of circa 27,000 supporting a strong retail trade boosted by tourism during the summer months.

The property is situated on the southmost side of East Princes Street, a short distance to the east of Sinclair Street and opposite Helensburgh Railway Station. Occupiers in close proximity include Specsavers, Subway and Slater Hogg & Howison.

DESCRIPTION

The property comprises a well-proportioned and renovated retail premises forming part of a parade of similar style units. The property is currently fitted out as an interior design studio, although would suit a variety of alternative uses.

ACCOMMODATION

The accommodation comprises a well-proportioned front retail area with recess, large back shop and w.c.

FLOOR AREA

We have calculated the net internal area of the property to be in the region of 59.26 sq m (638 sq ft).

RENT

Our client is seeking offers over £13,000 per annum for their property on standard full repairing and insuring terms.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £9,900 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is F.

OFFERS

In the normal Scottish form addressed to this office.

ACQUISITION COSTS

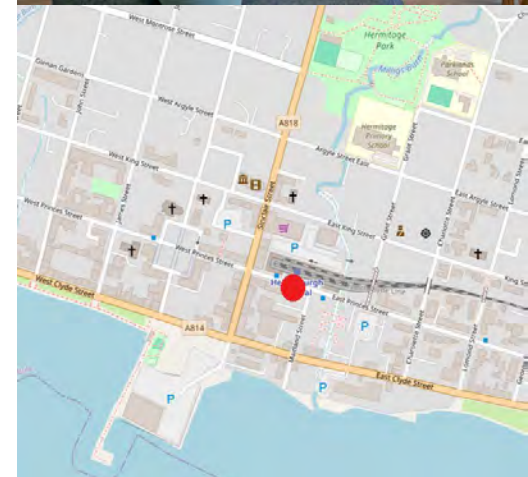
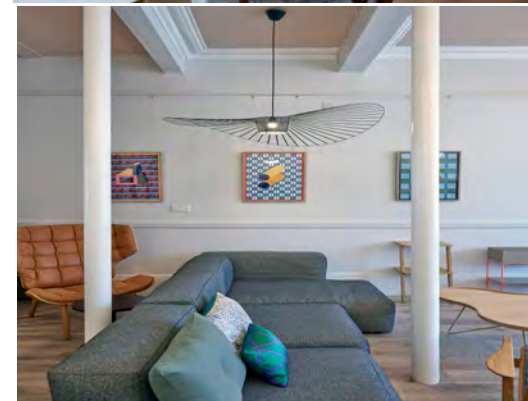
Each party shall be responsible for their own legal costs incurred in connection with the eventual tenant liable for any Land Building and Transaction Tax (LBTT) and VAT thereon.

DATE OF ENTRY

To be mutually agreed.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent, Allied Surveyors Scotland Ltd

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