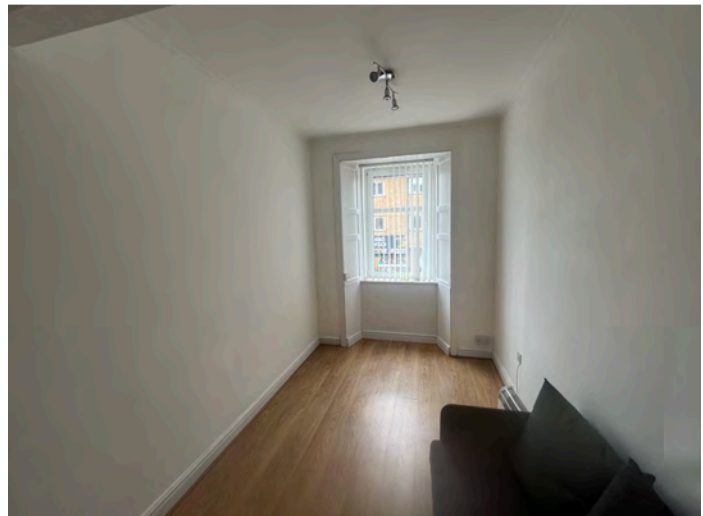




**ALLIED
SURVEYORS
SCOTLAND**

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



TO LET

Flat 1/2 38A West Princes Street, Helensburgh G84 8TD

- ✓ Well Presented Office Space
 - ✓ Cat 6 Cabling
- ✓ Town Centre Location
 - ✓ Rates Relief
- ✓ NIA 37.26 sq m (401 sq ft)

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



ALLIED SURVEYORS SCOTLAND

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

LOCATION

Helensburgh is an affluent and prosperous community situated on the Firth of Clyde, some 25 miles west of Glasgow and is one of the principal towns in Argyll & Bute. The property enjoys a central location within the town centre with occupiers at ground floor level including Costa, Superdrug and Clyde Property. On street car parking is available with one of the principal car parks for the town located immediately to the rear of the subjects.

DESCRIPTION

The property comprises a first floor office premises contained within a three storey tenement building with access via a common close. Internally, the accommodation has been renovated to a good standard including the installation of Cat 6 cabling.

ACCOMMODATION

The accommodation comprises entrance hall, 3 offices, one with a tea preparation area and w.c

FLOOR AREA

We calculate the net internal floor area of the property at 37.26 sq m (401 sq ft).

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £5,000. The uniform business rate for the current year is £0.481 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

EPC

The EPC rating is C.

RENT

Our client is seeking a rent of £6,000 per annum on full repairing and insuring terms for a period to be agreed.

OFFERS

In the normal Scottish form addressed to this office.

VAT

VAT is not applicable.

ACQUISITION COSTS

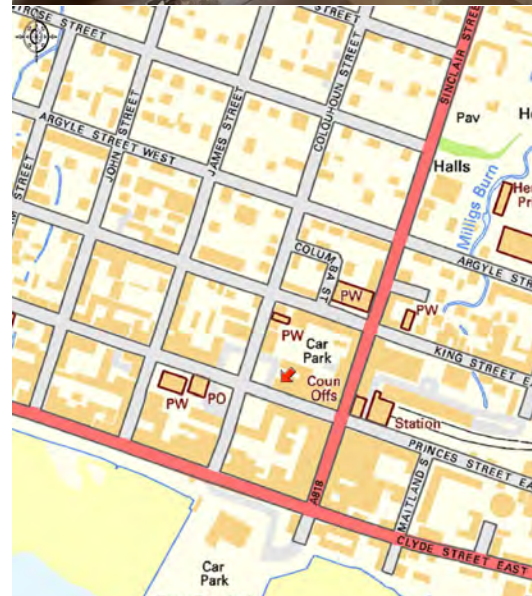
Each party shall be responsible for their own legal costs incurred in connection with the eventual tenant liable for any Land and Buildings Transaction Tax (LBTT) and VAT thereon.

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

Gregor Hinks BSc MRICS | Tel. 0141 337 7575
gregor.hinks@alliedsurveyorsscotland.com

Grant Strang MA (Hons) MRICS | Tel. 0141 337 7575
grant.strang@alliedsurveyorsscotland.com

