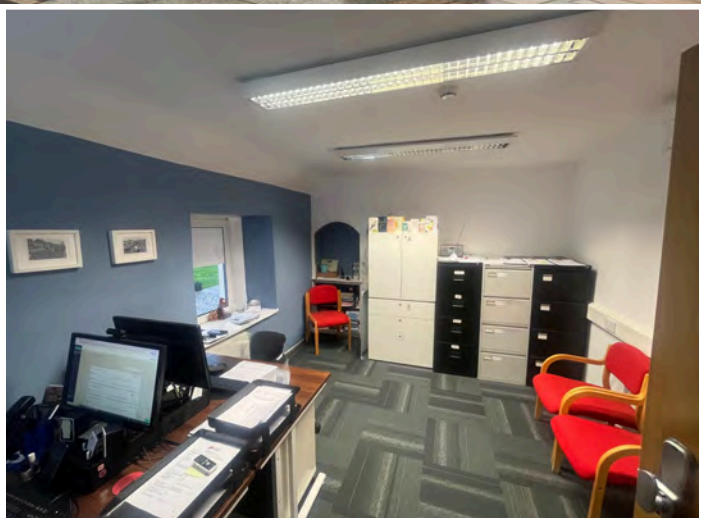
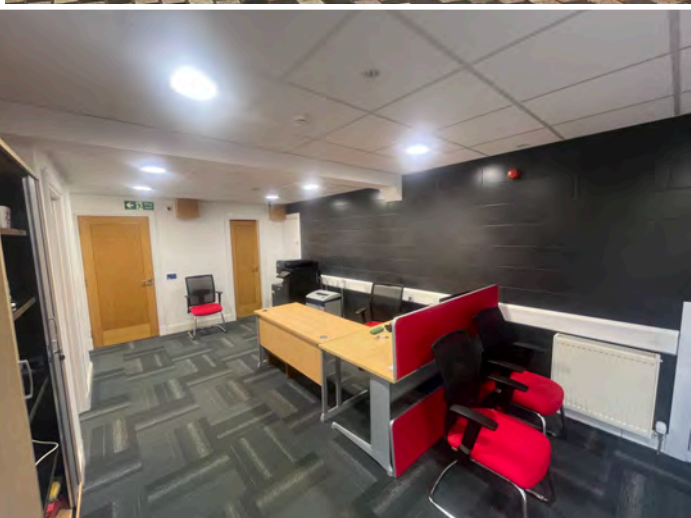




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**TO LET**

20 Colquhoun Street, Helensburgh G84 8AJ

- ✓ Prominent corner position
- ✓ Well specified office space
- ✓ Close to public car parking
- ✓ NIA: 130.96 sq m (1,410 sq ft)

Commercial Valuation | Agency | Investment Advice  
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## 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 nearby including Costa, Boots and Tesco. Along with on street car parking nearby, free public car parking is available on the pier.

## DESCRIPTION

The property comprises a well-presented two storey detached office premises with a prominent return frontage. The principal access is taken off Colquhoun Street, with a secondary entrance off Colquhoun Square. The property benefits from large display windows and a blank gable providing an excellent opportunity for corporate advertising.

## ACCOMMODATION

The accommodation comprises well specified office space at ground floor level containing reception area, three offices, and staff welfare space. At first floor level, there is a further three offices, store and additional staff welfare space.

We calculate the net internal floor area of the property as follows:

Ground Floor:	64.75 sq m ( 697 sq ft)
First Floor:	66.21 sq m ( 713 sq ft)
<b>TOTAL:</b>	<b>130.96 sq m (1,410 sq ft)</b>

## RATING ASSESSMENT

The property is entered in the current Valuation Roll at a Rateable Value of £15,600.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating is C.

## RENT

Our client is seeking an annual rent of £18,500 p.a. on terms to be agreed.

## VAT

VAT is not applicable.

## OFFERS

In the normal Scottish form addressed to this office.

## LEGAL COSTS

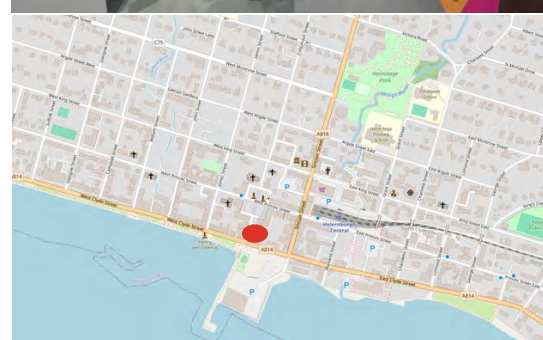
Each party to bear their own legal costs.

## 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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