



**ALLIED
SURVEYORS
SCOTLAND**

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



TO LET

14B Sinclair Street, Helensburgh G84 8SU

- ✓ Modernised retail unit
- ✓ Strong trading location
- ✓ Minimal rates liability
- ✓ Suitable for a variety of uses

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



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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 on the primary shopping street with occupiers nearby including Tesco, Greggs, Boots and Semi Chem.

DESCRIPTION

Ground floor retail unit contained within a well maintained three storey tenement building. It contains an open plan retail space currently sub-divided to form a well-proportioned retail area and back office/store with a toilet to rear. The unit has a modern glazed frontage, comfort cooling and an alarm system.

FLOOR AREA

We have calculated the NIA of the property at 35.53 sq m (382 sq ft).

RATES

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £12,100 effective 1st April 2026. 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.

UTILITIES

The unit is connected to mains supplies of water, gas, electricity and drainage. The gas meter has, however, been removed.

PLANNING

Class 1A (Retail, Financial, Professional and other services) consent.

RENT

Our client is seeking offers in the region of £12,500 p.a. Terms are negotiable.

VAT

Not applicable.

EPC

The Energy Performance Certificate rating is B.

ACQUISITION COSTS

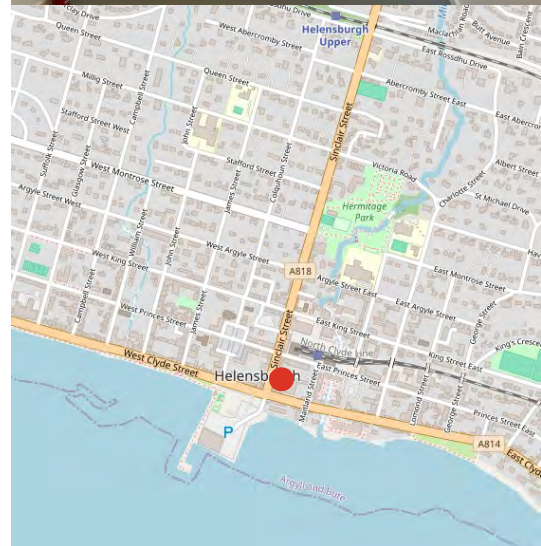
Each party shall be responsible for their own legal costs incurred in connection with the eventual tenant liable for any Land and Buildings Transaction Tax (LBTT) and VAT thereon.

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

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