



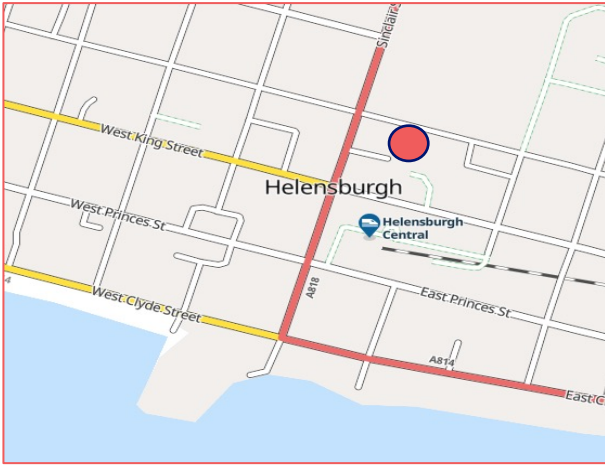
TO LET - MAY SELL

FITTED HAIR SALON / RETAIL / OFFICE PREMISES

700 SQ FT

20 EAST ARGYLE STREET, HELENSBURGH, G84 7RR

- Fully-fitted hair salon premises
- Benefits from backwashes and beauty room
- Located within Helensburgh town centre
- Free on-street parking provided
- Situated opposite Hermitage Primary School
- Eligible for 100% rates relief under Small Business Bonus Scheme



LOCATION

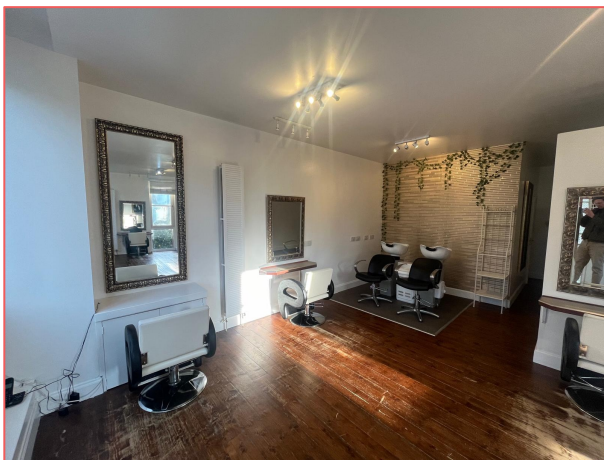
Helensburgh is a popular and affluent commuter town located approximately 30 miles west of Glasgow with a population of approximately 26,000.

The subject property is located within Helensburgh town centre on the south side of East Argyle Street close to its junction with Sinclair Street and opposite Hermitage Primary School.

Helensburgh Railway Station is a short walk south whilst various bus services operate nearby.

DESCRIPTION

- End-terraced double fronted ground floor retail premises.
- Externally benefits from a central customer door with a series of windows on either side.
- Internally provides bright open-plan accommodation to the front with 6 x cutting stations, 2 x backwashes, large beauty room, staff room and a WC.
- The layout has been formed using stud partitions and can easily be reconfigured to suit



ACCOMMODATION

NIA 65.03 SQ M 700 SQ FT

BUSINESS RATES

RV £6,600

Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

PLANNING Class 1A

EPC Available on request

VAT No VAT.

ASKING TERMS

The subjects are available on the basis of a new FRI with rental **offers over £10,000 per annum** invited.

Alternatively, our client may consider disposing of their heritable interest with vacant possession, quoting info on request via the agents.

VIEWING & FURTHER INFORMATION

Gregor M Brown

0141 212 0059

info@gmbrown.co.uk

G·M·BROWN

0141 212 0059
WWW.GMBROWN.CO.UK

G M Brown Property Consultants Ltd on their behalf and for the Vendors or Lessors of this property whose Agents' they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of G M Brown Property Consultants Ltd has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Subject to contract. **MAY 24**