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TO LET / MAY SELL

64-66 West Princes Street, Helensburgh G84 8UG

- ✔ Large double fronted retail premises with rear workshop space
- ✔ **CLASS 3 (FOOD & DRINK) USE CONSENT NOW OBTAINED**
- ✔ Helensburgh town centre - close to all main amenities
- ✔ Would suit a variety of alternative uses
- ✔ NIA: 189.28 sq m (2,037 sq ft)



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LOCATION

Helensburgh is a seaside town located on the Firth of Clyde at its entrance to Gare Loch and is approximately 25 miles to the northwest of Glasgow city centre. Helensburgh is one of the principal towns in Argyll & Bute and has a popular retail market boosted by tourism during the summer months. There are established bus links and a railway line between the town and Glasgow with regular ferry services between Helensburgh, Rosneath and Greenock.

The subjects themselves are situated on the northmost side of West Princes Street, a short distance to the west of the junction with Colquhoun Square. West Princes Street is one of the main thoroughfares in the town and has recently benefited from streetscape works. On-street parking is available immediately in front of the premises while public bus stops and Helensburgh Central Train Station lie a short distance to the east.

DESCRIPTION

The subjects comprise a large double-fronted mid terraced retail unit that holds a central position on an established retail parade. The unit forms part of the ground floor of a three storey mid terraced Category B Listed traditional building which has residential flatted dwellings on the upper floors. The unit extends into a collection of single storey buildings to the rear that are interlinked by a series of doorways and which benefit from a secondary form of access via the building's common close.

CHANGE OF USE

The subjects have now obtained a Class 3 (Food & Drink) Use Consent.

Further details can be found via the following link:

[Change of use application](#)

ACCOMMODATION

The accommodation benefits from a large regular shaped main retail area which is predominantly open plan in nature with various stores and an office to the rear.

FLOOR AREA

We calculate the net internal floor area of the property at 189.28 sq m (2,037 sq ft).

RATING ASSESSMENT

The property has been entered in the current Valuation Roll at a Rateable Value of:

Shop: £15,000

Workshop Rear: £650

The property is therefore eligible for rates relief under the Small Business Bonus Scheme.

Forming part of a listed building, the subjects are also exempt under the current Empty Property Relief Scheme.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = C

A copy of the certificate can be made available on request.

TERMS

Rental terms on application. Our client may also consider offers for their heritable interest in the property.

VAT

Not applicable.

OFFERS

In the normal Scottish form addressed to this office.

LEGAL COSTS

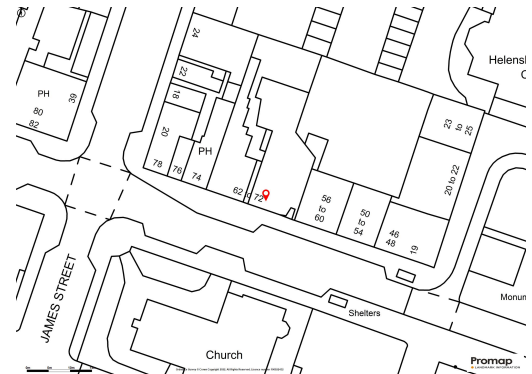
Each party to bear their own legal costs.

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 agents Allied Surveyors Scotland plc.

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