



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0141 337 7575 [@Allied_Scotland](#)
www.alliedsurveyorsscotland.com



FOR SALE

65-67 West Princes Street, Helensburgh G84 8BN

- ✔ Prominent corner unit position
- ✔ Popular secondary location
- ✔ Gas central heating
- ✔ NIA: 44.20 sq m (476 sq ft)



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LOCATION

The property is situated in Helensburgh, a coastal town located on the Firth of Clyde approximately 25 miles northwest of Glasgow. It has a population of c. 27,000 supporting a strong retail trade boosted by tourism during the summer months.

The property is situated on the southmost side of West Princes Street at its junction with John Street on the western periphery of the town centre. This is a popular secondary commercial location benefitting from reasonable volumes of passing vehicular traffic and convenience parking.

DESCRIPTION

The property comprises a corner ground floor Class 1A retail unit contained within a three storey tenement building with residential dwellings occupying the upper floors. The shop benefits from a return frontage and retains many of its original features.

ACCOMMODATION

The accommodation comprises an open plan floor plate which has been subdivided to provide a general office, 2 private offices and a tea preparation area.

We have calculated the Net Internal Area of the property to be in the region of 44.20 sq m (476 sq ft).

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £4,750.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme.

PRICE

Our client is seeking a Fixed Price of £62,000.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate Rating is F.

OFFERS

In the normal Scottish form addressed to this office.

ACQUISITION COSTS

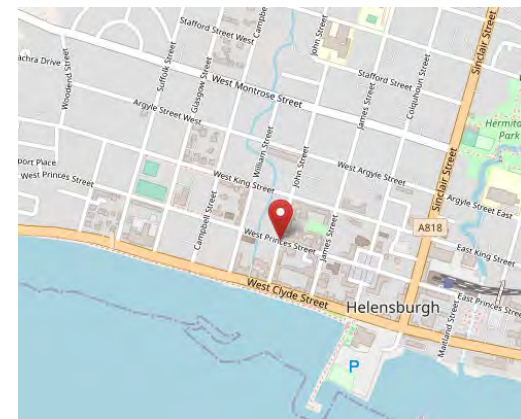
Each party shall be responsible for their own legal costs incurred in connection with the eventual purchaser liable for any Land Building and Transaction Tax (LBTT) and VAT thereon

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 selling agents Allied Surveyors Scotland plc.

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