



FALCONER

PROPERTY CONSULTANTS

**91 WEST CLYDE STREET,
HELENSBURGH
G84 8BB**

TO LET

- LEASE FROM £7,200 PER ANNUM
- 417 FT²
- MODERN RETAIL UNIT
- GOOD LEVELS OF NEARBY PARKING
- 100% RATES RELIEF
(SUBJECT TO QUALIFICATION)

LOCATION

Helensburgh is a town on the north side of the Firth of Clyde within the Argyll and Bute council area. Helensburgh sits 25 miles northwest of Glasgow and faces south over the Firth of Clyde towards Greenock. In 2008 the General Register Office for Scotland gave the population of Helensburgh as 13,660 however this has likely to have increased due to around 650 new homes being built.

The coastal town is served by three train stations, the main one being the Helensburgh Central which is the end of the North Clyde line. The Helensburgh Upper station connects the town with the West Highland Line which covers places such as Oban, Mallaig and Fort William.

The subjects are located on the northern side of West Clyde Street near to its junctions with William Street.

DESCRIPTION

The subjects comprise a ground floor retail unit contained within a three storey and attic building of stone construction.

Internally the unit provides front retail area, consultation room/office and w.c.

FLOOR AREAS

From sizes provided by our client we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

38.74m²/417ft²



PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Argyll and Bute Council Planning Department.

RATING

Rateable value £4,250.

PROPOSAL

Lease from £7,200 per annum for a new FRI lease.

EPC

A copy of the EPC will be available upon request.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.





DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published December 2022.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

SANDY FALCONER

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