

**PRIME SHOP
TO LET**

**14b SINCLAIR STREET
HELENSBURGH
G84 8SU**

Location

Helensburgh, population in the region of 17,000, is an attractive coastal town on the north shore of the Firth of Clyde and is a popular commuter town for Glasgow (25 miles approx).

The unit occupies a prime position in the town adjoining VPZ and Semi Chem. Greggs, Wright Home Hardware and Timpsons are all nearby and 20/20 Opticians, Boots, Tesco and W H Smith are opposite

Description

The premises comprise a ground floor shop forming part of a traditional 3 storey building with residential above. The overall tenement of which the shop forms part recently underwent major refurbishment works to external common parts including roof, front and rear elevations etc.

Accommodation

The main dimensions and net internal areas are as follows:-

Net Frontage:	3.35m	(11' 0")
Shop Depth:	12.19m	(40' 0")
Sales Area:	37.25 m ²	(401 ft ²)

Energy Performance Certificate

The unit is rated G. A copy of the Certificate and Report is available for inspection.

Lease Terms

The property is offered on a new FRI lease subject to periodic rent review.

Rent

Offers in excess of £16,000 per annum are invited



Rating

The undernoted information was obtained from the SAA website.

Rateable Value:	£12,100
UBR ('24/'25):	£0.498

Qualifying users should achieve 97.5% reduction in rates payable under the Small Business Bonus Scheme. **Estimated rates payable for 25/26 £150.65 per annum.** Interested parties should check with the relevant authorities.

VAT

It is understood the owner has not Opted to Tax this property therefore **VAT will not be payable on the rent.**

Legal Costs

Each party will be responsible for their own legal costs incurred in a transaction, with the ingoing Tenant being responsible for LBTT, registration dues etc and VAT incurred thereon.

Entry

By arrangement.

Money Laundering Regulations

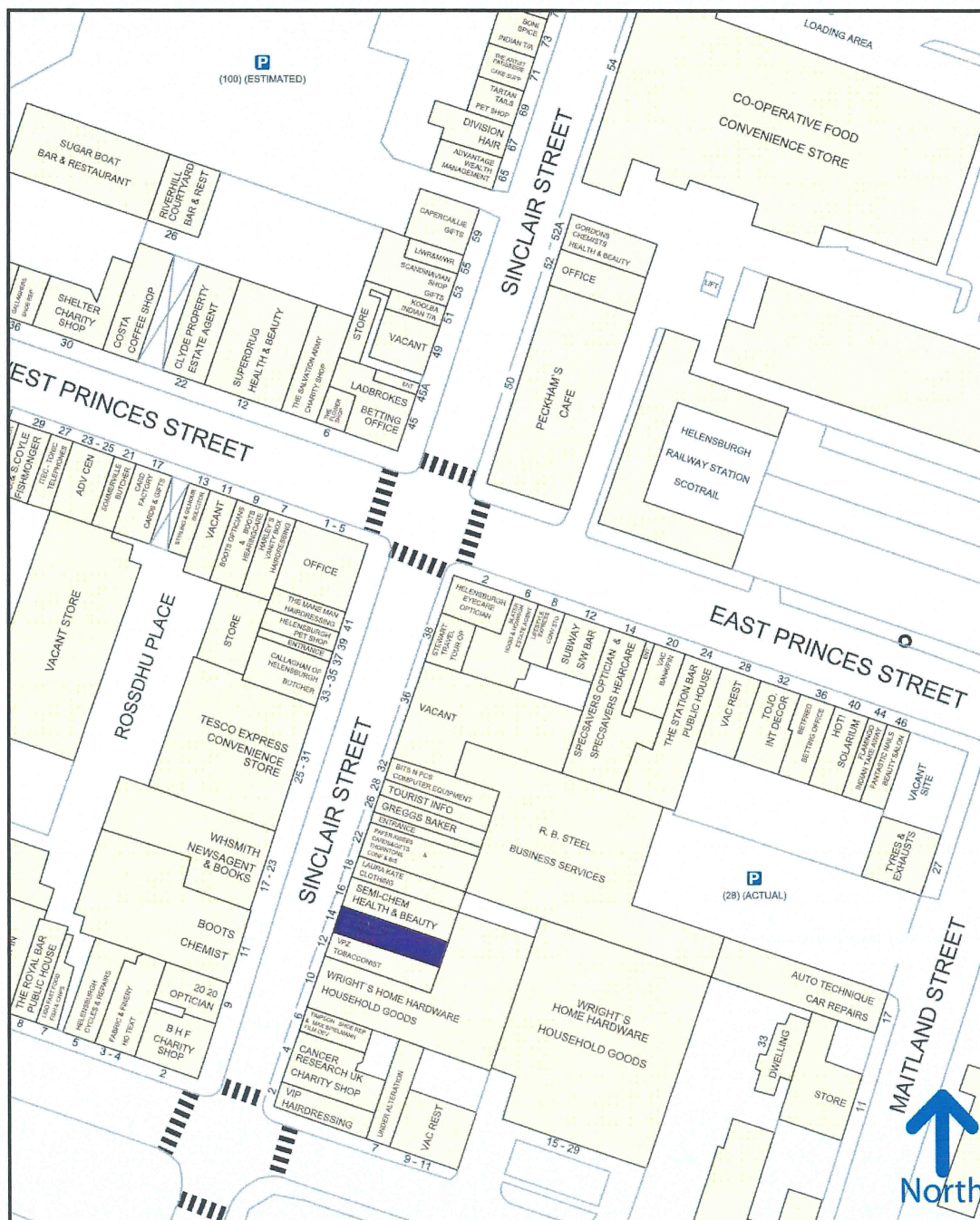
To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Viewing/Further Information

Strictly through the sole agents:
Whitelaw Baikie Figs.
Contact: David Rooney

Tel: M 07831 489379
david@wbf.co.uk

LOCATION PLAN



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The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figs for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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