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THE *Indian Curry House*
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THE SCANDINAVIAN SHOP

51 Sinclair Street, Helensburgh, G84 8TG

Retail To Let £15,000 per annum

The property is located on the west side of Sinclair Street, which is the principle retailing thoroughfare within Helensburgh town centre.



Description

The subjects comprise a single storey mid terraced ground floor shop operating as a hot food take away. The roof over the property is pitched and slate covered. The premises benefit from a modern aluminium framed shopfront set behind a remote controlled electric security shutter.

Internally the premises were comprehensively refurbished as a hot food take away in 2023 and comprise a customer service counter to the front, open kitchen, prep and a staff toilet to the rear. The fit out included hygiene and steel sheet lined walls, a suspended ceiling with integrated LED light fittings and a porcelain tiled floor. The premises come with a gas range 6 burner cooker, tandoori oven, rotating kebab grill and counter fridges.

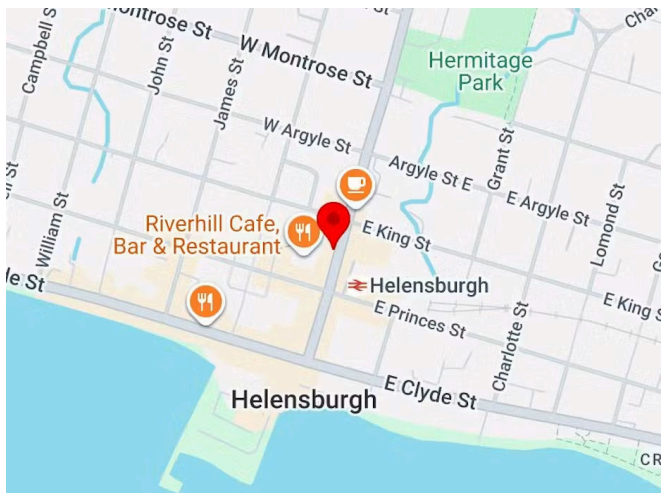
There is an attic, accessed by a ramsey ladder, used primarily for storage.

Location

Helensburgh is a town on the north side of the Firth of Clyde within the Argyll and Bute council area and is situated 25 miles northwest of Glasgow and faces south over the Firth of Clyde. The coastal town is served by three train stations, the main one being 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 property is located on the west side of Sinclair Street, which is the principle retailing thoroughfare within Helensburgh town centre. Surrounding occupiers include Cancer Research, The Scandinavian Shop, North West, Capercaillie Gifts & Home. Also close by are The Cooperative Food, M&D Green Pharmacy, Helensburgh Eye Care, Tesco Express and Boots. Helensburgh Central Train Station is located directly opposite the premise. There is on street parking to the front.





Summary

- Rent: £15,000 per annum
- Business rates: £3,920 per annum
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- Lease: Assignment

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings

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Terms

The premises are available by way of an assignation of an existing 15 year full repairing and insuring lease expiring 30th January 2040. The passing rent is £15,000 per annum and the rent is subject to a fixed 5% increase at years 5 and 10.

Accommodation

Name	sq ft	sq m	Availability
Ground	380	35.30	Available
Total	380	35.30	

Availability

Available Immediately



