

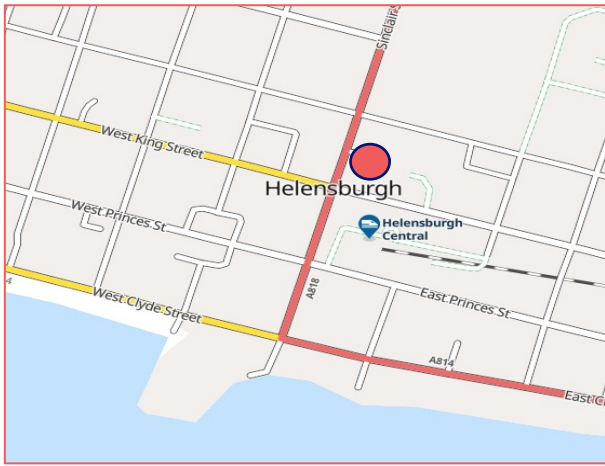


TO LET – CLASS 1 RETAIL PREMISES

446 SQ FT

5 EAST KING STREET, HELENSBURGH, G84 7QQ

- Well-fitted class 1 retail premises
- Located within the heart of Helensburgh town centre
- Internally provides bright open-plan accommodation with modern shopfront
- Available on basis of new FRI lease
- On-street parking provided
- New FRI lease available - £7,5000 per annum, no VAT
- Eligible for 100% rates relief under Small Business Bonus Scheme



LOCATION

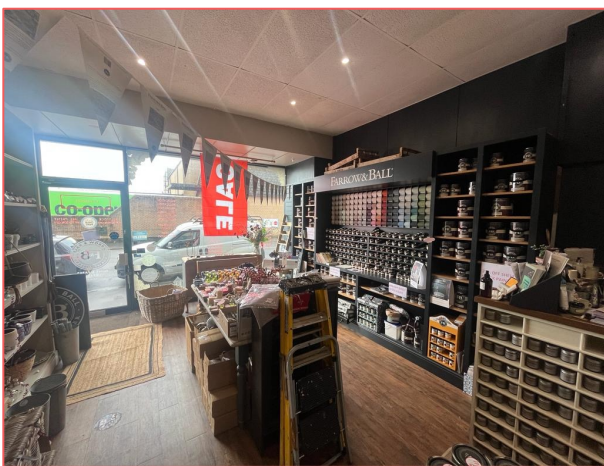
Helensburgh is a popular and affluent commuter town located approximately 30 miles west of Glasgow with a population of approximately 26,000.

The subject property is located within the heart of Helensburgh town centre on the north side of East King Street just by its junction with Sinclair Street and in close proximity to Helensburgh Central Railway Station.

Neighbouring occupiers include the Co-op, BTO Solicitors, Boots, Sun Takeaway and The Ginger Breadman Café.

DESCRIPTION

- The subjects comprise an attractive end-terraced ground floor retail unit forming part of a larger 3 storey blonde sandstone building
- Externally the subjects benefit from a modern aluminium framed shopfront with an integrated pedestrian access door.
- Internally the subjects provide bright open-plan retail space to the front with a single staff WC to the rear



ACCOMMODATION

NIA - 41.44 SQ M / 446 SQ FT

BUSINESS RATES

RV £6,600

Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

PLANNING

Class 1

EPC

Available on request

ASKING TERMS

The subjects are available on the basis of a new FRI with rental **offers over £7,500 per annum** invited. No VAT is payable on the rent.

VIEWING & FURTHER INFORMATION

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