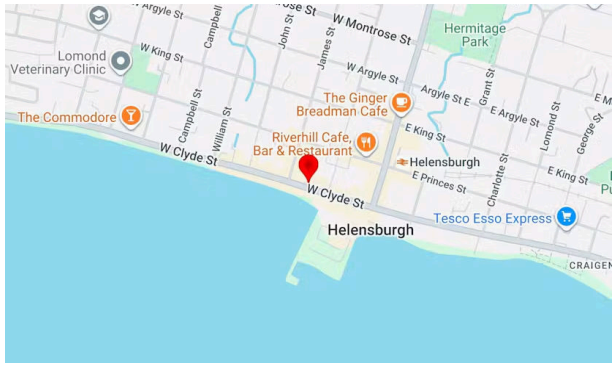


Lapsley McManus

35 West Clyde Street, Helensburgh, G84 8AW

Retail To Let | £6,000 per annum | 197 sq ft

To Let Compact Retail Unit



35 West Clyde Street, Helensburgh, G84 8AW

Summary

- Rent: £6,000 per annum
- Business rates: The premises qualify for 100% rates relief under the Small Business Bonus Scheme, for further information contact the Director of Finance at Argyll & Bute Council.
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Contact & Viewings

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Description

The subjects comprise a ground floor mid terraced shop unit within a 2 storey sandstone property. The roof over the property is pitched and slate covered. The premises benefit from a stylish tiled frontage around the display window and a recessed entrance door, which leads to a compact retail space.

Location

Helensburgh is a town on the north side of the Firth of Clyde within the Argyll and Bute Council area. Helensburgh 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 property is located on the north side of West Clyde Street which is positioned on Helensburgh's waterfront with uninterrupted views overlooking the Firth of Clyde. Surrounding occupiers include La Barca Restaurant, Dino's Ice Cream, Gino's Fish & Chips, R&R Studio, Wicker & Wine Deli, La Rouge and Padrone Restaurant. The new leisure centre is diagonally opposite.

Accommodation

Name	sq ft	sq m	Availability
Ground	197	18.30	Available

Rent / Terms

Offers over £6,000 per annum - VAT is not payable.
The premises are available on a new full repairing and insuring lease for a length to be agreed.

Business Rates

RV: £4,250
Payable: Nil
The premises qualify for 100% rates relief under the Small Business Bonus Scheme, for further information contact the Director of Finance at Argyll & Bute Council.

Common Charges

The tenant shall be responsible for payment of Factoring / Common Charges for the maintenance / upkeep of the buildings common parts.


MI TIERRA
Patisserie
LA BARCA
SPANISH TAPAS & WINE BAR

