



96 West Princes Street, Helensburgh, G84 8XD

Helensburgh Town Centre Retail Investment | Beautifully Presented Salon Investment at £8,400p.a. Expiring 2027 | Asset Mgmnt Opportunity

Summary

Tenure	For Sale
Available Size	339 sq ft / 31.49 sq m
Price	Offers in excess of £75,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Prime Position
- Rates & V.A.T. Free
- Passing £8,400p.a.
- Ground Floor
- Lease Expiry September 2027
- Price: o/o £75,000

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Summary

Available Size	339 sq ft
Price	Offers in excess of £75,000
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The subjects comprise of a mid terraced retail unit forming part of a traditional four storey tenement, with residential dwellings on the upper floors. The property benefits from dedicated pedestrian access via West Princes Street.

Internally, the subjects provide a reception area to the front, as well as two large rooms.

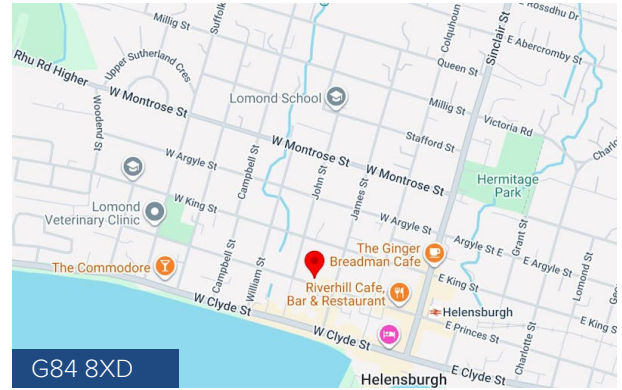
Ancillary accommodation including W/C facilities and a kitchen/prep area are situated to the rear of the premises.

The current tenants fit out benefits from a vinyl floor covering and a suspended tiled ceiling with integrated spot lighting throughout.

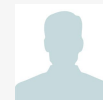
Location

The property occupies a prominent pitch on West Princes Street, one of Helensburgh's main retailing thoroughfares. The surrounding area consists of a blend of residential and commercial occupiers including Morrisons, Helensburgh Dental Practice and The Ashton, within the town of Helensburgh.

Helensburgh is an affluent and prosperous community situated on the Firth of Clyde, some 30 miles north west of Glasgow and is one of the principal towns in Argyll & Bute.



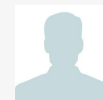
Viewing & Further Information



Will Rennie

07581396092 | 0141 237 4324

will@tsapc.co.uk



Jas Aujla

07810 717 229

jas@tsapc.co.uk

TSA

Property Consultants

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Prime Position

- Ground Floor
- Rates & V.A.T. Free
- Let on Personal Name
- Lease Expiry September 2027
- Passing £8,400p.a.
- Price: o/o £80,000

LOCATION

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PROPERTY

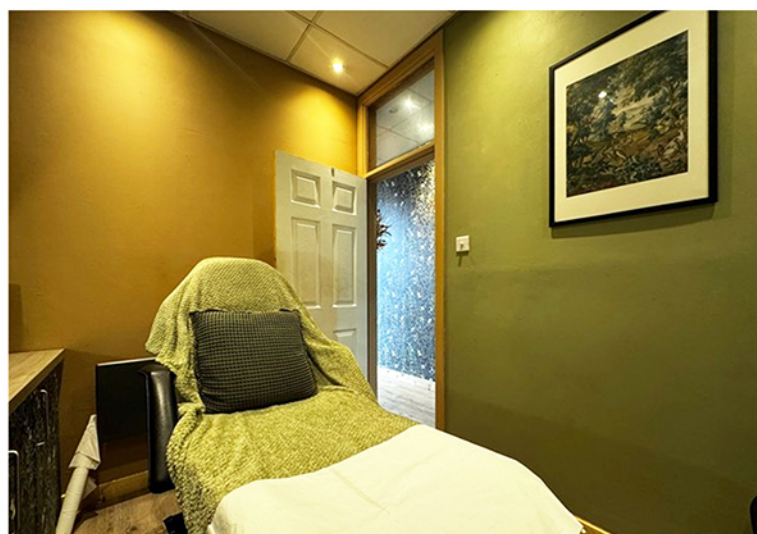
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AREA

The subjects have been measured on a Net Internal Area basis to extend to the following;

Ground: 31.38sqm (339sq ft)



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Prime Position

LEASE SUMMARY

The property is let to a private individual expiring 12th September 2027 at a passing rent of £8,400p.a.

PRICE

The property is available on a freehold basis for offers over £80,000

E.P.C

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

V.A.T.

Figures quoted exclusive of V.A.T

LEASE & TITLE

Available on request

VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.