

TO LET - RETAIL

20 SINCLAIR STREET
HELENSBURGH, G84 8SU



KEY HIGHLIGHTS

- 308 sq ft
- Busy town centre location
- 100% Rates Relief
- Compact shop unit
- Main retailing location within the town

SUMMARY

Available Size	308 sq ft
Rent	£11,500 per annum
Rates Payable	£4,464 per sq ft Qualifies for 100% Rates Relief
Rateable Value	£9,300
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

The subjects comprise one of two shops within a 2 storey property under a pitched and slate covered roof.

The premises benefit from a modern shopfront offering excellent display frontage. There are internal roller shutters. The shop is arranged with retail to the front with an office / storage to the rear and a sink / tea prep and toilet.

The finishes include a carpet floor finish. The walls are plaster and lined with slat walling with a vinyl finish in part. There is a suspended ceiling with integrated LED light fittings and downlights at the front of the shop.

LOCATION

The shop is located on the east side of Sinclair Street, which is the main retailing thoroughfare within the town of Helensburgh.

Surrounding occupiers include Semi Chem, Paper Kisses, Greggs, VPZ, Timpsons, 20/20 Opticians, Boots, TG Jones and Tesco.

The subjects are a short walk from Helensburgh train station.

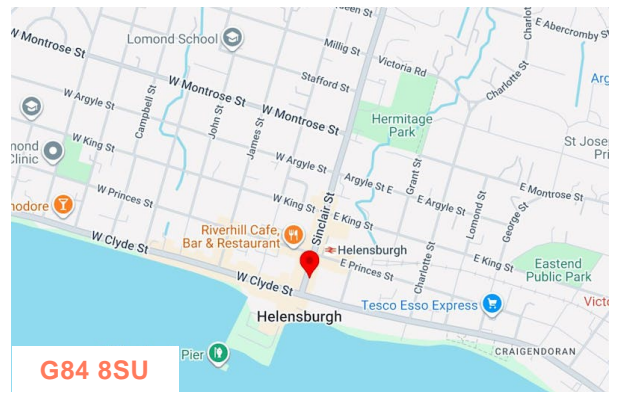
ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	308	28.61	Available
Total	308	28.61	

LEASE TERMS

A new lease is available on full repairing and insuring terms.



VIEWING & FURTHER INFORMATION

Emma Erunlu

0141 556 1222

emma@lapsleymcmanus.com

Marc Erunlu

07836357570

marc@lapsleymcmanus.com