

TO LET - RETAIL

5 EAST KING STREET

HELENSBURGH, G84 7QQ



KEY HIGHLIGHTS

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

SUMMARY

Available Size	446 sq ft
Rent	£7,500 per annum
Rates Payable	£3,286.80 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£6,600
Service Charge	N/A
EPC Rating	Upon enquiry

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

LOCATION

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

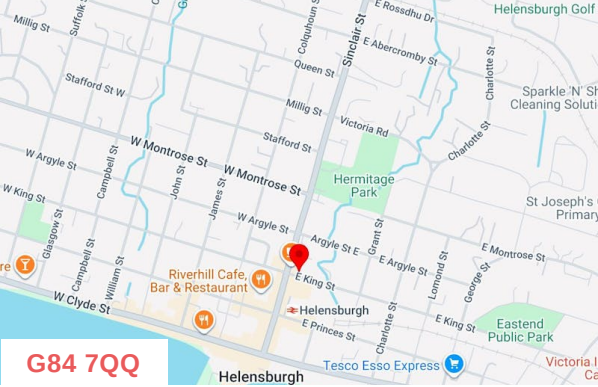
The subject property is located within the heart of Helensburgh town centre on the north side of East King Street just by its junction with Sinclair Street and in close proximity to Helensburgh Central Railway Station.

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

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	446	41.43	Available
Total	446	41.43	



VIEWING & FURTHER INFORMATION

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