



## Retail Premises

60 West Princes Street, Helensburgh G84 8UG

### Location

Popular and central trading location within the heart of Helensburgh town centre. The property lies a stones throw from the popular and upgraded Colquhoun Square.

Surrounding occupiers include Rowlands Pharmacy, The Ashton, Helensburgh Flowers, Helensburgh Dental Practice and Humbles Coffee Shop.

### Description

The subjects comprise a single shop unit on the ground floor of a three-storey tenement building containing other commercial units at ground floor also.

The shop benefits from a glazed shop front with a centrally positioned and recessed entrance door with raised display sections either side. There is an electric roller shutter.

Internally, the premises are arranged to provide a generous front shop retail area with a partition wall separating from the back shop store / prep and office. There is a WC at the rear. The floor to ceiling height is 3.6m.

### Floor Area

We calculate the Net Internal Floor Area in accordance with the RICS Code of Measuring Practice 6th Edition) to be approximately:

42.20 sq m (454 sq ft)

### Lease / Terms

£10,000 per annum. The shop is not elected for VAT.

The premises are available on a new full repairing and insuring lease of five years or longer.





### Business Rates

RV £6,600  
Payable c. £3,366

The premises qualify for 100% rates relief under the Small Business Bonus Scheme, for further information please contact the Director of Finance at Argyll and Bute Council.

### Common Charges

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

### Legal Costs

Each party is responsible for their own legal costs and the tenant shall be responsible for lease registration costs and land tax as standard.

### VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

### Date of Entry

By arrangement.

### Energy Performance Certificate

A copy can be provided upon request.

### Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

### Viewing

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Important Notice: 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 printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. August 2024