

38/40 SINCLAIR ST, HELENSBURGH, G84 8SU



MAIN HIGH ST LOCATION



- Substantial Building
- Rear Loading
- 6,106sq ft
- Well Presented
- Rent: £50,000p.a.
- Sale: P.O.A.

LOCATION

The property is situated on the east side of Sinclair Street close to its junction with West Princes Street and West Clyde Street within the town of Helensburgh.

Helensburgh is an affluent and prosperous community situated on the Firth of Clyde, some 25 miles west of Glasgow and is one of the principal towns in Argyll & Bute. Neighbouring occupiers include gREGGS, Tesco, Boots, W.H Smith and Timpsons.

PROPERTY

The property forms the ground floor and basement of a larger 3 storey development of traditional sandstone construction with single storey extension to the rear with rear loading.

The property offers a substantial frontage with multiple entry points, internally the space is presented in a good condition with ceramic tile and laminated timber floors with staircases leading to the upper floor with male and female w.c. facilities, stores and tea prep.

Benefitting from rear loading, orations have been erected to secure the loading area with direct access to the sales floor or direct to the upper floor.

AREA

The property has been calculated to extend to the following floor area:

Ground: 433.1sqm (4,662sq ft)
1st: 134.15sqm (1,444sq ft)

Total: 567.25sqm (6,106sq ft)

NAV/RV

£68,000

RENT

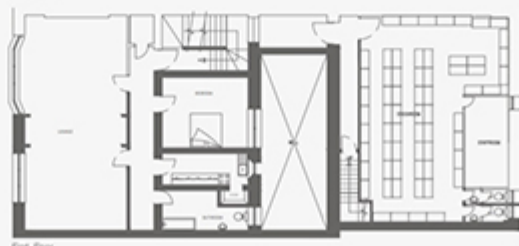
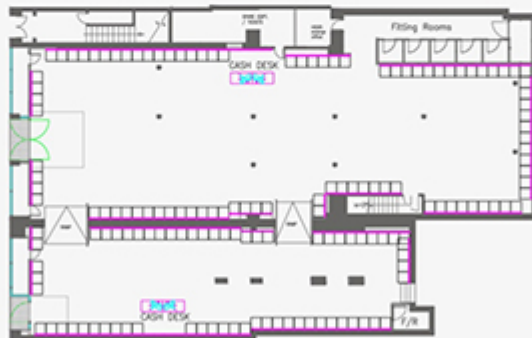
The property is available on a new full repairing and insuring head lease for a negotiable term for £50,000per annum

SALE

Our client may consider disposing of their freehold interest, price on request

V.A.T

Figures quoted are exclusive of V.A.T.





E.P.C

Available on request

TITLE

Available on request

VIEWING

By appointment only, alternatively virtual viewings can be booked.

LEGAL

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

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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PROPERTY MISDESCRIPTIONS 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.