

5 EAST KING STREET HELENSBURGH



GERALDEVE

TO LET
RETAIL PREMISES
41.46 sq m (446 sq ft)



5 East King Street
Helensburgh
G84 7QQ

- **attractive retail unit with modern shopfront**
- **benefits from class 1 consent**
- **free on-street parking**
- **scope for 100% rates relief under the Small Business Bonus Scheme**

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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 where neighbouring occupiers include the Co-op, Raeburn Hope Solicitors and Boots.

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 a front retail space with a rear storage area created using a stud partition, easily removable to create a larger front retail space if required. A single staff WC completes the accommodation to the rear.

Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate a net internal area of:

41.46 sq m (446 sq ft)

Asking Terms

The subjects are available by way of a new FRI lease at a rental of £7,000 per annum.

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £6,600

Subject to fulfilling the set criteria, some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

EPC – Available on request.

VAT – the rent is not elected for VAT.

Viewing

By appointment through sole agents, Gerald Eve LLP

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