

CLOSING DATE SET: 2nd FEBRUARY 2024 – 12 NOON

OFFICE/RESIDENTIAL INVESTMENT

- > GIA:– 436.57 SQ M (4,699 SQ FT)
- > MODERN OFFICE ACCOMMODATION WITH INDUSTRIAL SPACE
- > 3 TENANTED RESIDENTIAL PROPERTIES
- > RARE OPPORTUNITY WITH INVESTMENT
- > COMMERCIAL ELEMENT SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING
- > MAY BE AVAILABLE IN WHOLE OR IN PART
- > **SALE PRICE: OIEO: £595,000**



FOR SALE

27, 27A AND 29 EAST KING STREET, HELENSBURGH, G84 7QQ

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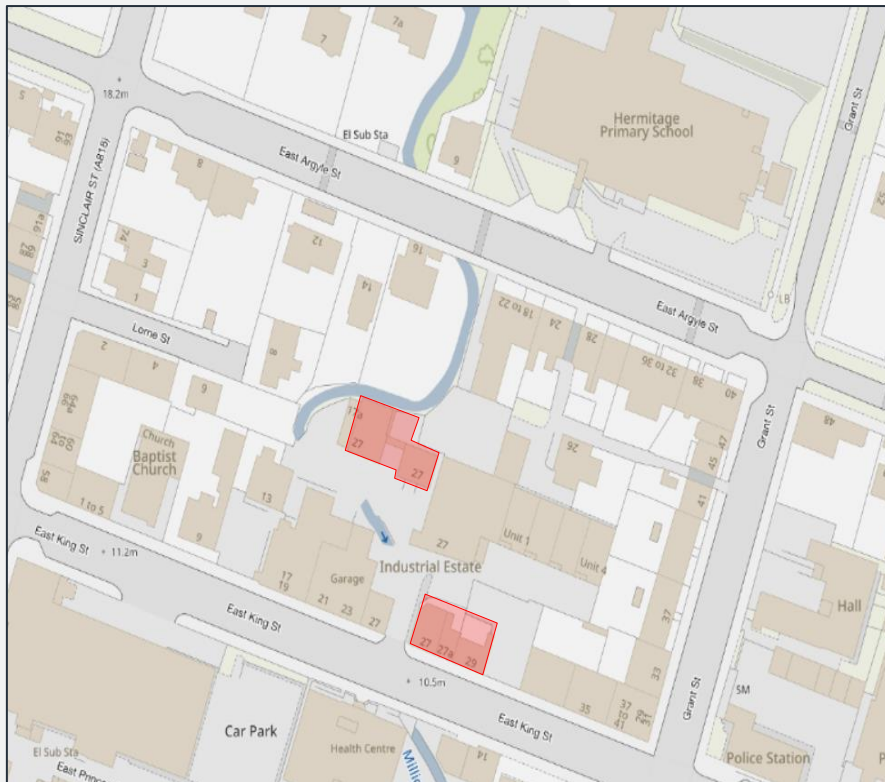


LOCATION

The subjects occupy a prominent position both within Helensburgh Industrial Estate on the north side of East King Street (A818), and on East King Street itself. The immediate vicinity is a well established and popular mixed-use location which includes industrial, retail and residential properties.

Helensburgh Medical Centre is also located directly opposite. A wider range of local amenities are available within the town centre which is within walking distance of the subject property.

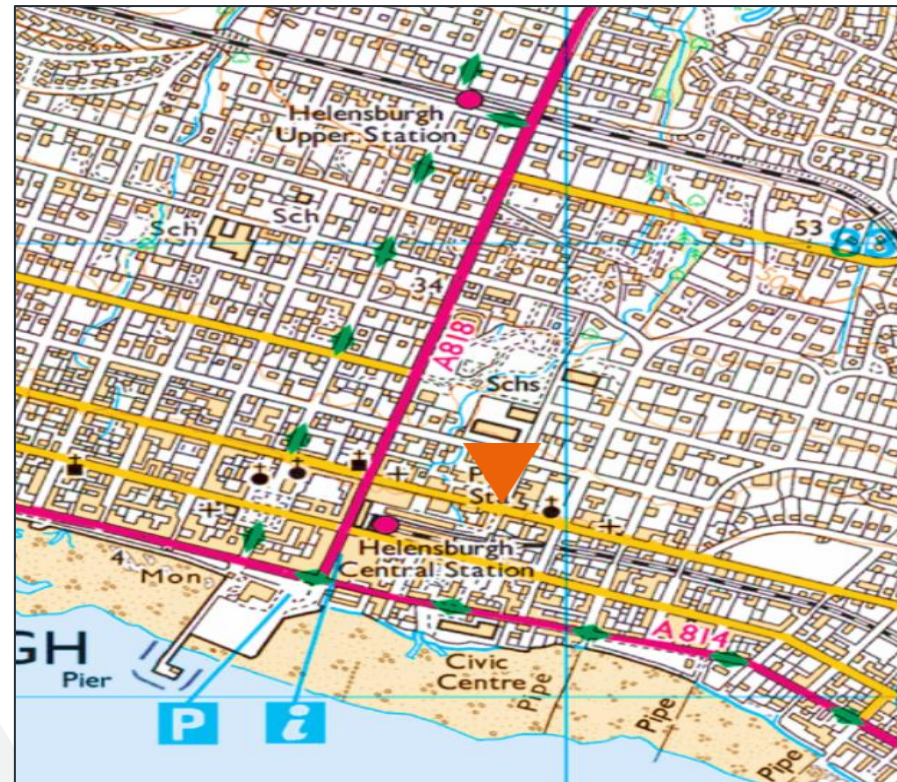
FOR INDICATIVE PURPOSES ONLY



ACCOMMODATION

The commercial element extends to the below measurements, which were taken on site on a Gross Internal Areas Basis and in accordance with the RICS code of measuring practice (6th edition).

ACCOMMODATION	SQM	SQ FT
INDUSTRIAL	277.72	2,989
OFFICE	158.85	1,710
TOTAL	436.57	4,699



DESCRIPTION

Commercial - 27 East King Street

The subjects comprise of a modern two storey office pavilion with ancillary two storey industrial/storage unit. The office pavilion is presented in a near walk-in condition and has been decorated and furnished with a number of modern amenities such as air conditioning, underfloor cabling, L.E.D lighting and staff break out areas.

The industrial/storage space has previously been utilised as a staff gym at ground floor and storage space at 1st floor. The subjects benefit from concrete flooring at each level and an electric roller shutter door.

The properties can be accessed via an interconnecting walkway at first floor level.

Residential

The subjects comprise of;

29 East King St – End terraced cottage – Single Storey & 2 bedrooms.
Lease Commencement – 01/10/2023
Rent - £600pcm

27A East King St – Mid terraced cottage - 2 Floors & 2 bedrooms.
Lease Commencement – 23/08/19
Rent - £600 pm

27 East King St (Rose Cottage) – End terraced cottage - 2 floors & 2 bedrooms.
Lease Commencement – 02/10/2019
Rent - £600 pm



RESIDENTIAL TENANCY INFORMATION

Full tenancy detail, copies of leases and statutory safety certification can be provided to seriously interested parties via the selling agent.

SALE PRICE

Our client is seeking offers in excess of **£595,000** for the heritable interest in the subjects. Offers in part may be considered.

RATING

The office/industrial premises located at 27 East King Street, Helensburgh, has been entered into the valuation roll at £17,000.

The rate poundage for 2023/2024 is 49.8p to the pound.

The residential properties have the following council tax bandings;

27 East King Street, Helensburgh – Band B

27A East King Street Helensburgh – Band C

29 East King Street Helensburgh – Band C

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

EPC

A copy of the Energy Performance Certificates can be made available upon request.

PLANNING

The subjects are covered by the Argyll & Bute Structure Plan 2002 and the Argyll & Bute Local Development Plan which was adopted in March 2015. Within said plan the subjects are zoned as "Main Town Centre".

The subjects are currently used as an office and industrial facility and accordingly benefit from Class 4 and 5 (Business and General Industrial) Planning Consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

In addition, the residential properties benefit from Class 9 planning consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

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.

For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 2nd Floor Afton House, 26 West Nile Street, Glasgow G1 2PF

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COMMERCIAL**

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