



PROMINENT RETAIL UNIT

- > GIA: 567.72 SQM (6,106 SQ FT)
- > LOCATED IN THE HEART OF HELENSBURGH TOWN CENTRE
- > SUITABLE FOR A VARIETY OF USES
- > SALE: OIEO: £550,000
- > RENTAL: OIEO: £55,000 PA

TO LET/MAY SELL

38-40 SINCLAIR STREET, HELENSBURGH, G84 8SU

CONTACT: Adam Honeyman MA (Hons) MRICS
Calvin Molinari BSc (Hons)

a.honeyman@shepherd.co.uk
c.molinari@shepherd.co.uk

0141 331 2807 – 07720 466 035
0141 331 2807 – 07920 824 408

www.shepherd.co.uk



LOCATION

The subjects are located within the popular and affluent town of Helensburgh, located within the Argyle and Bute area, some 30 miles north-west of Glasgow. Helensburgh occupies an enviable position on the north shore of the Firth of Clyde, in close proximity to Loch Lomond.

Helensburgh benefits from numerous public transport amenities, with direct rail links to Glasgow and Edinburgh located within the immediate vicinity of the property. The A82 provides quick and easy access to the north and east.

The property occupies a prominent position on Sinclair Street, the main retailing thoroughfare within Helensburgh town centre. Nearby commercial occupiers include Costa, Boots, Greggs and Tesco.

DESCRIPTION

The subjects comprise a ground and first floor retail unit contained within a 3-storey red sandstone building with an extensive glazed frontage.

The subjects would lend itself to sub-division into 2 units.

VAT

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

EPC

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

RENTAL

Our client is inviting rental offers in excess of £55,000 per annum.

SALE PRICE

Our client is seeking offers in excess of £550,000 for the heritable interest in the subjects.

RATEABLE VALUE

The subjects are entered into the 2023 Valuation Roll with a rateable value of £68,000.

As such, incoming occupiers may benefit from 100% rates relief via the small business bonus scheme. The rate poundage for 2023/2024 is 49.8p to the pound.

PLANNING

We understand that the property has planning consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

LEGAL COSTS

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

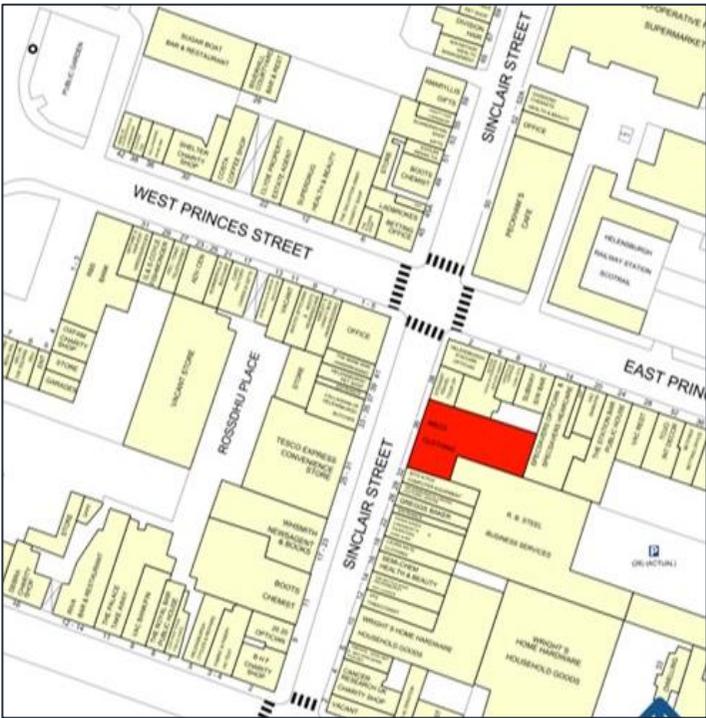
ANTI MONEY LAUNDERING REGULATIONS

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.

ACCOMMODATION

The below floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition):

	SQM	SQFT
Ground	433.11	4,662
First	134.15	1,444
Total	567.26	6,106



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

Adam Honeyman MA (Hons) MRICS a.honeyman@shepherd.co.uk 0141 331 2807 – 07720 466 035

Calvin Molinari BSc (Hons) c.molinari@shepherd.co.uk 0141 331 2807 – 07920 824 008



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **REVISED: FEBRUARY 2024**