



OFFICE/INDUSTRIAL OPPORTUNITY

- > GIA:- **436.57 SQ M (4,699 SQ FT)**
- > MODERN OFFICE ACCOMMODATION WITH INDUSTRIAL SPACE
- > BENEFITS FROM DEDICATED PARKING
- > SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING
- > **GUIDE PRICE:- £200,000 PLUS VAT**

FOR SALE

27 EAST KING STREET, HELENSBURGH, G84 7QQ

CONTACT: Adam Honeyman MA (Hons) MRICS, a.honeyman@shepherd.co.uk - 07720 466 035 - 0141 331 2807 | www.shepherd.co.uk/commercial-auctions



LOCATION

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

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.

ACCOMMODATION

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

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).

DESCRIPTION

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, an electric roller shutter door and dedicated parking located to the front.

The property benefits from two main entrance points, one being located at ground floor level as well as an entrance via an interconnecting walkway at first floor level.



AUCTION DATE:

17TH OCTOBER 2024 AT 2:30PM

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FOR SALE BY UNCONDITIONAL ONLINE AUCTION

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Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit will be payable.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

GUIDE PRICE

The subjects are being offered on a heritable interest basis at a guide price of £200,000 plus VAT.

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

PLANNING

The subject are currently used as an office 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.

BUYER FEES

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration dues etc.

LEGAL PACK

The legal packs are available to view online.

VAT

The property is elected for VAT. See legal pack.

CONTACT DETAILSLocal Office Contact

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26 West Nile Street,

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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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