

TO LET / MAY SELL

Excellent Opportunity In Town Centre Location



Former Peckham's Bar & Restaurant

1 E Princes Street, Helensburgh, G84 7QF

Premium - Offers Around £25,000 Rent - £75,000 PA

Find out more at www.g-s.co.uk

- **Excellent Opportunity In Town Centre Location**
- **Situated In Popular, Lovely, Seaside Town**
- **Well Presented, Fully Fitted Bar & Restaurant**
- **Function Room & Private Dining Area**
- **Incentives Available — Subject to Tenant Covenant**
- **Brand New Lease Proposed**

INTRODUCTION

Nestled in the heart of Helensburgh, Peckham's Bar and Restaurant is a stunning gem set against the backdrop of this picturesque coastal town. Though currently closed, its meticulously crafted interior stands as a testament to refined design and a layout that balances elegance with comfort. Located just a stone's throw from the Clyde coast, it embodies Helensburgh's unique blend of seaside charm and vibrant community.

Helensburgh, located on the north bank of the Firth of Clyde, about 25 miles northwest of Glasgow, is a charming seaside town with easy city access. It's known for its Victorian streets, the iconic Hill House by Charles Rennie Mackintosh, and a vibrant cultural scene. Recent highlights include a blossoming cherry avenue on West Argyle Street, a digital arts centre called The Tower, and a carefully conserved Hill House, showcasing a mix of modern vibrancy and historic charm.

The property is set in the old court house and has been fully refurbished by our client. Offering accommodation over 2 levels comprising a lounge bar, restaurant and kitchen on the ground floor with function room, private dining room and further bar on the first floor.

This is an excellent opportunity for an operator to take over and run their own business. The property is in turnkey condition.



THE PROPERTY

Peckham's is arranged over Ground, First and Attic Floor and is of Stone Construction contained under a pitched and slate roof.

ACCOMMODATION SUMMARY

We have summarised the accommodation as follows: -

Public Areas

- Lounge bar
- Restaurant
- Function room
- Private dining room
- Further first floor bar

Service Areas

- Fully fitted kitchen
- Beer Cellar
- Dry Store
- Range of Stores

TRADE

Peckham's has been closed for over a year and therefore there are no recent trading accounts available.

LICENCE

The premises benefit from a Premises Licence under the Licensing (Scotland) Act 2005.

SERVICES

Mains gas, water, electricity and drainage. Gas central heating.

ENERGY PERFORMANCE CERTIFICATE

Peckham's — EPC Rating - TBC

RATEABLE VALUE

Peckham's — current rateable value - £29,000 (1st April 2026)

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.







TENURE

Leasehold

LEASE TERMS

Offers of £75,000 per annum are invited.

New full repairing and insuring leases are being offered to the market. The terms of the lease are open to negotiation. The lease will have a regular rent review provision and a rent deposit.

Any new tenant(s) must be demonstrably capable of fulfilling their obligations under the lease agreement and references will be requested without exception

The landlord will consider proposals with a clear business plan and vision for the premises.

PRICE

Offers of £75,000 are invited for the leasehold interest in the property, the trade fixtures, fittings and equipment.

VIEWING ARRANGEMENTS

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
233 St Vincent Street
Glasgow, G2 5QY



To arrange a viewing please contact:



MARTIN SUTHERLAND

Licensed Trade & Business Agent
martin.sutherland@g-s.co.uk
07768 704 203



KATIE TAIT

Associate - Hotel + Leisure
katie.tait@g-s.co.uk
07500 423 941

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2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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Date published: **June 2026**

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.