TO LET - RETAIL

51 SINCLAIR STREET

HELENSBURGH, G84 8TG

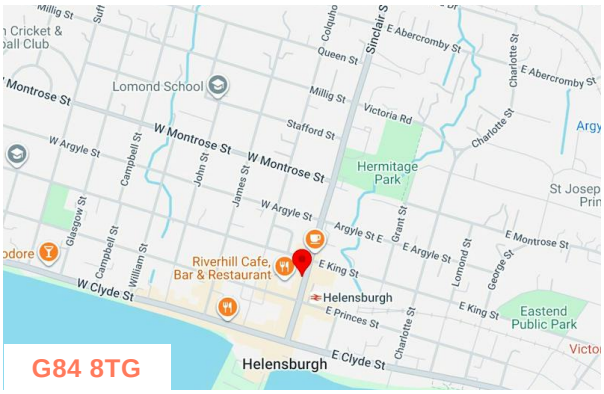


KEY HIGHLIGHTS

- No VAT payable
- Comprehensively refurbished
- Fully fitted hot food takeaway
- To Let - £15,000 Per annum
- Located on the principle thoroughfare within Helensburgh town centre
- Qualifies for 100% rates relief
- For Sale o/o £165,000

SUMMARY

Premium	Nil
Rates Payable	£3,920 per annum
Rateable Value	£8,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



DESCRIPTION

The subjects comprise a single storey mid terraced ground floor shop operating as a hot food take away. The roof over the property is pitched and slate covered. The premises benefit from a modern aluminium framed shopfront set behind a remote controlled electric security shutter.

Internally the premises were comprehensively refurbished as a hot food take away in 2023 and comprise a customer service counter to the front, open kitchen, prep and a staff toilet to the rear. The fit out included hygeine and steel sheet lined walls, a suspended ceiling with ingterated LED light fittings and a porceilin tiled floor. The premises come with a gas range 6 burner cooker, tandoori oven, rotating kebab grill and counter fridges.

There is an attic, accessed by a ramsey ladder, used primarily for storage.



LOCATION

Helensburgh is a town on the north side of the Firth of Clyde within the Argyll and Bute council area and is situated 25 miles northwest of Glasgow and faces south over the Firth of Clyde. The coastal town is served by three train stations, the main one being Helensburgh Central which is the end of the North Clyde line. The Helensburgh Upper station connects the town with the West Highland Line which covers places such as Oban, Mallaig and Fort William.



The property is located on the west side of Sinclair Street, which is the principle retailing thoroughfare within Helensburgh town centre. Surrounding occupiers include Cancer Research, The Scandinavian Shop, North West, Capercaillie Gifts & Home. Also close by are The Cooperative Food, M&D Green Pharmacy, Helensburgh Eye Care, Tesco Express and Boots. Helensburgh Central Train Station is located directly opposite the premise.There is on street parking to the front.



ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - ground floor	380	35.30	Available
Total	**380**	**35.30**	

TERMS

The premises are available by way of an assignation of an existing 15 year full repairing and insuring lease expiring 30th January 2040. The passing rent is £15,000 per annum and the rent is subject to a fixed 5% increase at years 5 and 10.

VIEWING & FURTHER INFORMATION

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