Culverwell

www.culverwell.co.uk

To Let

Retail Premises

26 Sinclair Street, Helensburgh G84 8SU

Location

Helensburgh is an affluent coastal town in the north side of the Firth of Clyde, situated at the mouth of the Gareloch. Located approximate 25 miles west of Glasgow makes the area an affluent commuter town with a resident population in excess of 17,000 persons.

The property is located on the east side of Sinclair Street in the block bounded by East Princess Street to the north and East Clyde Street to the south. The property benefits from being just a 2-minute walk away from the towns train station. The surrounding area is comprised of both national and independent operators including Boots, Tesco Express, TG Jones, Ladbrokes, and VPZ.

Description

The premises comprise a single windowed ground floor retail unit forming part of a 4-storey stone constructed building under a pitched and slated roof. The premises are accessed from street level via an entrance on the left hand side of the frontage.

Internally, the premises are currently laid out to provide an open-plan sales space to the front with back-of-house accommodation and staff WCs located to the rear.

Accommodation

The approximate Net Internal Area (NIA) is as follows:

Ground Floor	894 sq ft	83.05 sq m

Rating

The premises are entered in the 2026 valuation roll (effective April 2026) as follows:

Rateable Value	£17,800
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.481

Planning

The property benefits from Class 1a (retail) planning consent under The Town and Country Planning (use classes) (Scotland) Order 1997 (as amended).

Rent

Offers in excess of £17,500 per annum exclusive are invited.

Lease Terms

The premises are available on the basis of a new full repairing and insuring lease for a negotiable period of time, subject to 5 yearly upward only rent reviews.

The property is also available on a flexible short-term basis for a period of 1-3 months.



Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Entry

Q4 2026.

EPC

A copy of the EPC and Recommendation Report can be provided on request.

Anti-Money Laundering

Anti Money Laundering and Proceeds of Crime regulations require agents acting for both parties to all transactions to undertake due diligence on both the purchaser(s) and vendor(s) / landlord(s) and tenant(s). We must identify and verify all relevant parties, who are required to disclose all relevant information prior to the conclusion of the transaction.

Viewing

Strictly by appointment through the sole letting agent:

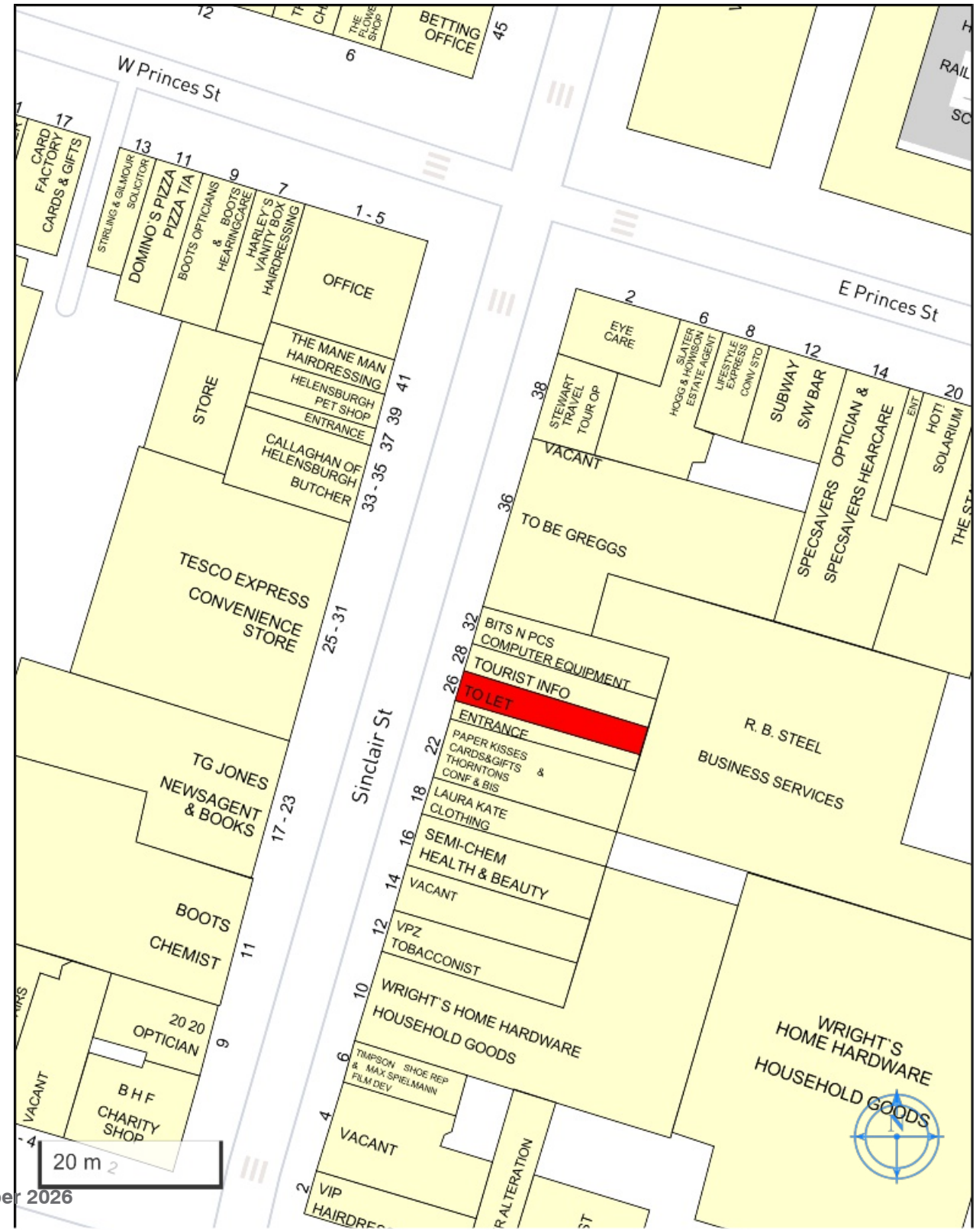
Jamie Simpson
jamie@culverwell.co.uk
07468 765052

James Godfrey
james@culverwell.co.uk
07768 190114

Misrepresentation Act 1967: See Important Note Overleaf

Helensburgh (26 Sinclair Street)

Modified: 28-Jul-26 15:58:35 / Surveyed: 17-Jul-25



October 2026

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