

FOR SALE - RETAIL

20 - 22 EAST CLYDE STREET

HELENSBURGH, G84 7PG



KEY HIGHLIGHTS

- 677 sq ft
- Excellent owner-occupier / investment opportunity
- On-street parking provided
- Offers over £100,000 invited - no VAT
- Double-fronted ground floor retail premises
- Situated on busy main arterial route
- Eligible for 100% rates relief

SUMMARY

Available Size	677 sq ft
Price	Offers in excess of £100,000
Rates Payable	£3,884.40 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£7,800
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Double-fronted ground floor retail premises.

Externally benefits from extensive frontage onto East Clyde Street with integrated customer entrance.

Internally the subjects provide bright open-plan accommodation to the front and are currently fitted as a hair salon.

To the rear there's a beauty room together with staff area and WC facilities.

LOCATION

Helensburgh is a popular and affluent commuter town located approximately 23 miles west of Glasgow with a population of approximately 15,610.

The subject property is located within Helensburgh town centre on the south side of East Clyde Street by its junction with Maitland Street.

On-street parking provided.

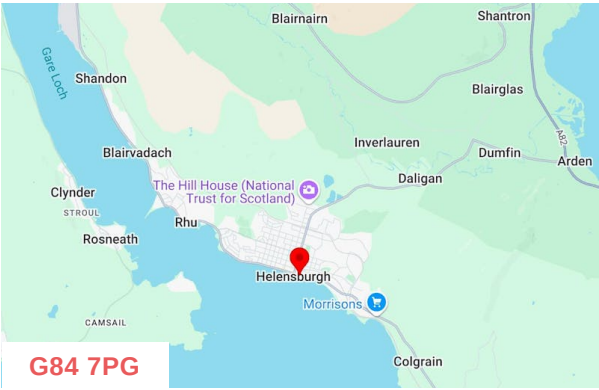
Helensburgh Railway Station is a short walk north whilst regular bus services operate on East Clyde Street.

Nearby occupiers include Farmfoods, Wright's Home Hardware, Helensburgh Garden Centre, Helensburgh Laundrette, Yummy House Chinese Takeaway.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	677	62.90	Available
Total	677	62.90	



VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk