

## FOR SALE - RETAIL

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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.

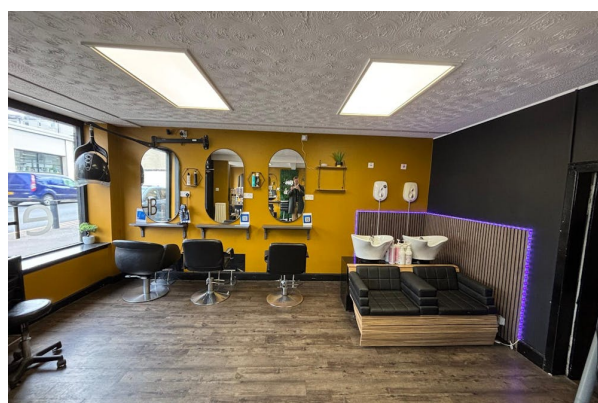
Helensburgh Railway Station is a short walk north whilst regular bus services operate on East Clyde Street.

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
<b>Total</b>	<b>677</b>	<b>62.90</b>	



## VIEWING & FURTHER INFORMATION

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