



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0141 337 7575 [@Allied_Scotland](#)
www.alliedsurveyorsscotland.com



TO LET (MAY SELL)

7 Colquhoun Street, Helensburgh G84 8AN

- Dedicated Ground Floor Entrance
- Retail Frontage
- Mix of Cellular and Open Plan Space
- Air Conditioning
- NIA: 127.47 sq m (1,372 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

Helensburgh is an affluent and prosperous community situated on the Firth of Clyde, some 25 miles west of Glasgow and is one of the principal towns in Argyll & Bute. The property is situated in a commercial location within the town centre populated primarily by solicitors, estate agents and other professional services. On street car parking is available with the principal car park for the town located a short distance to its south.

DESCRIPTION

The property comprises a first floor office premises with a small ground floor retail/reception area. The majority of the accommodation is contained within a relatively modern two storey building with the exception of the entrance which forms part of the adjoining two storey sandstone building.

ACCOMMODATION

The accommodation at first floor level comprises an open plan general office, 5 private offices, kitchen and toilet facilities.

We calculate the net internal floor area of the property as follows:

Ground Floor:	14.59 sq m (157 sq ft)
First Floor:	112.88 sq m (1,215 sq ft)
TOTAL:	127.47 sq m (1,372 sq ft)

VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

Gregor Hinks / Grant Strang | Tel. 0141 337 7575

gregor.hinks@alliedsurveyorsscotland.com

grant.strang@alliedsurveyorsscotland.com

RATING ASSESSMENT

The property has been entered in the current Valuation Roll as having a Net Annual Value/ Rateable Value of £11,000.

The property is therefore eligible for 100% Rates Relief under the Small Business Bonus Scheme.

EPC

Energy Performance Indicator – G

LEASE TERM

Our client is seeking a new full repairing and insuring lease agreement for a term to be agreed at a rent of £13,500 per annum.

Alternatively, our client will consider offers for their heritable interest.

VAT

All prices, rents and premiums etc are quoted exclusive of VAT.

OFFERS

In the normal Scottish form addressed to this office.

LEGAL COSTS

Each party to bear their own legal costs.

DATE OF ENTRY

To be mutually agreed.

