



**ALLIED
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SCOTLAND**

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TO LET

**Flat 1/2 38A West Princes Street
Helensburgh G84 8TD**

- Well-presented Office Space
- Cat 6 Cabling
- Town Centre Location
- NIA: 37.26 sq m (401 sq ft)

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

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 enjoys a central location within the town centre with occupiers at ground floor level including Costa, Superdrug and Clyde Property. On street car parking is available with one of the principal car parks for the town located immediately to the rear of the subjects.

DESCRIPTION

The property comprises a first floor office premises contained within a three storey tenement building with access via a common close.

Internally, the accommodation has been renovated to a good standard including the installation of Cat 6 cabling.

ACCOMMODATION

The accommodation comprises entrance hall, 3 offices, one with a tea preparation area and w.c.

We calculate the net internal floor area of the property at 37.26 sq m (401 sq ft).

RATING ASSESSMENT

The property is entered in the current Valuation Roll at a Rateable Value of £5,400.

The property is therefore eligible for 100% rates relief under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Indicator – E

LEASE TERMS

Our client is seeking a new full repairing and insuring lease agreement for a term to be agreed at a rent of £5,500 per annum.

VAT

All prices, rents, 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.



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