



## Retail Premises

37 West Clyde Street, Helensburgh G84 8AW

### Location

Helensburgh is a town on the north side of the Firth of Clyde within the Argyll and Bute council area. Helensburgh is situated 25 miles northwest of Glasgow and faces south over the Firth of Clyde. The coastal town is served by three train stations, the main one being Helensburgh Central which is the end of the North Clyde line. The Helensburgh Upper station connects the town with the West Highland Line which covers places such as Oban, Mallaig and Fort William.

The property is located on the north side of West Clyde Street which is positioned on Helensburgh's waterfront with uninterrupted views overlooking the Firth of Clyde. Surrounding occupiers include **Cats Pyjamas**, **Istanbul Barbers**, **Ruby Chinese Restaurant**, **Padrone Restaurant**, **La Barca Restaurant**, **Dino's Ice Cream** and **Black Sails Tattoo**. The new leisure centre is diagonally opposite.

### Description

The subjects comprise a ground floor mid terraced shop unit within a 3 storey blond sandstone tenement. The roof over the property is pitched and slate covered.

The premises benefit from a modern UPVC framed shop front and door with a composite panel cladding. Internally the premises comprise a front shop area with an opening connecting into a rear area where there is a small room, tea prep and toilet.

### Floor Area

343 sq ft (31.88 sq m).

### Rent / Terms

Offers over £9,000 per annum - VAT is not payable.

The premises are available on a new full repairing and insuring lease for a length to be agreed.





## Business Rates

The rateable value (£11,500) is to be re-assessed as it relates to 2 inter-connected shops. The premises qualify for 100% rates relief under the Small Business Bonus Scheme, for further information please contact the Director of Finance at Argyll and Bute Council.

## Common Charges

The tenant shall be responsible for payment of Factoring / Common Charges for the maintenance / upkeep of the buildings common parts.

## Legal Costs

Each party is responsible for their own legal costs and the tenant shall be responsible for lease registration costs and land tax as standard.

## VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

## Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

## Viewing

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. September 2025.

**For further information please call today 0141 556 1222**