



QUALIFIES FOR  
100% RATES RELIEF

NO VAT PAYABLE

## Class 3 Hot Food Take Away

51 Sinclair Street, Helensburgh G84 8TG

### Location

Helensburgh is a town on the north side of the Firth of Clyde within the Argyll and Bute council area and 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 west side of Sinclair Street, which is the principle retailing thoroughfare within Helensburgh town centre. Surrounding occupiers include **Cancer Research**, **The Scandinavian Shop**, **North West**, **Capercaillie Gifts & Home**. Also close by are **The Cooperative Food**, **M&D Green Pharmacy**, **Helensburgh Eye Care**, **Tesco Express** and **Boots**. Helensburgh Central Train Station is located directly opposite the premise. There is on street parking to the front of the premises and a large public car park lies to the rear.

### Description

The subjects comprise a single storey mid terraced ground floor shop operating as a hot food take away. The roof over the property is pitched and slate covered. The premises benefit from a modern aluminium framed shopfront set behind a remote controlled electric security shutter.

Internally the premises were comprehensively refurbished as a hot food take away in 2023 and comprise a customer service counter to the front, open kitchen, prep and a staff toilet to the rear. The fit out included hygiene and steel sheet lined walls, a suspended ceiling with integrated LED light fittings and a porcelain tiled floor. The premises come with a gas range 6 burner cooker, tandoori oven, rotating kebab grill and counter fridges.

There is an attic, accessed by a ramsey ladder, used primarily for storage.



### Floor Areas

380 sq ft (35.35 sq m).

### Rent / Terms

The premises are available by way of an assignation of an existing 15 year full repairing and insuring lease expiring 30th January 2040. The passing rent is £16,500 per annum and the rent is subject to a fixed 5% increase at years 5 and 10.

### VAT

The property is not elected for VAT, as such VAT is not payable.

### Premium

O/O £10,000 are invited.

### Business Rates

RV: £8,000  
Payable: c. £3,920

The premises qualify for 100% rates relief under the Small Business Bonus Scheme.

### Planning / Use

Planning application - 21/00852/PP - was granted on 24 May 2021 for the Change of Use from Restaurant Class 3 to hot food takeaway (sui generis).

### Energy Performance Certificate

Rating G.

### Legal Fees

The new tenant shall be responsible for the landlords costs in assigning the lease including registration costs.

### 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. March 2026

For further information please call today 0141 556 1222