



WELL ESTABLISHED BAR/RESTAURANT

- TOTAL GIA:- 180.48 SQ M (1,942 SQ FT)
- FULLY LICENSED
- ACCOMMODATION FITTED OUT TO A VERY HIGH STANDARD
- PRIME LOCATION WITHIN HELENSBURGH
- PRICE: ON APPLICATION

FOR SALE

RIVERHILL COURTYARD, 26 WEST PRINCES STREET, HELENSBURGH, G84 8TD

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**SHEPHERD**
COMMERCIAL

LOCATION

The subjects are located within the prime retailing pitch within the heart of the town centre and is situated just off Colquhoun Square Helensburgh and on West Princes Street. The property is accessed down a narrow lane.

Colquhoun Square has gained renewed vitality after a recent redevelopment which has included the introduction of seating areas and ample green space for locals. Colquhoun Square's transformation led to its nomination as a finalist in the November 2022 awards held by the esteemed Academy of Urbanism.

Helensburgh benefits from excellent transport links, with its main railway stations, Helensburgh Central and Helensburgh Upper located within a short walking distance of the subjects. There is also on street-car parking available upon West Princes Street. There is a car park located to the rear of the subjects on a metered basis.

THE PROPERTY

The subjects comprise a bar/restaurant and premises contained within a detached single storey building. The property is Category B listed and was constructed in 1878.

Internally, the property provides a bar servery seating areas on the ground floor, along with kitchen, preparation areas and store at the rear. Customer toilet facilities are located upon entering the property. The ground floor provides seating for approximately 35 covers.

At mezzanine level there is additional seating for a further 40 covers, along with ancillary storage accommodation.

The subjects also benefit from the use of an external courtyard seating area which provides 20 covers.



PRICE

Price will be made available upon application.

RATING

The subjects are entered in the current valuation roll with a rateable value of £24,750

The rate poundage for 2023/2024 is 49.8 pence to the pound.

EPC

A copy of the EPC can be provided upon request to interested parties.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs relative to any sale.

TENURE

The subject property is held on a Heritable basis (Scottish equivalent of English Freehold).

TRADING INFORMATION

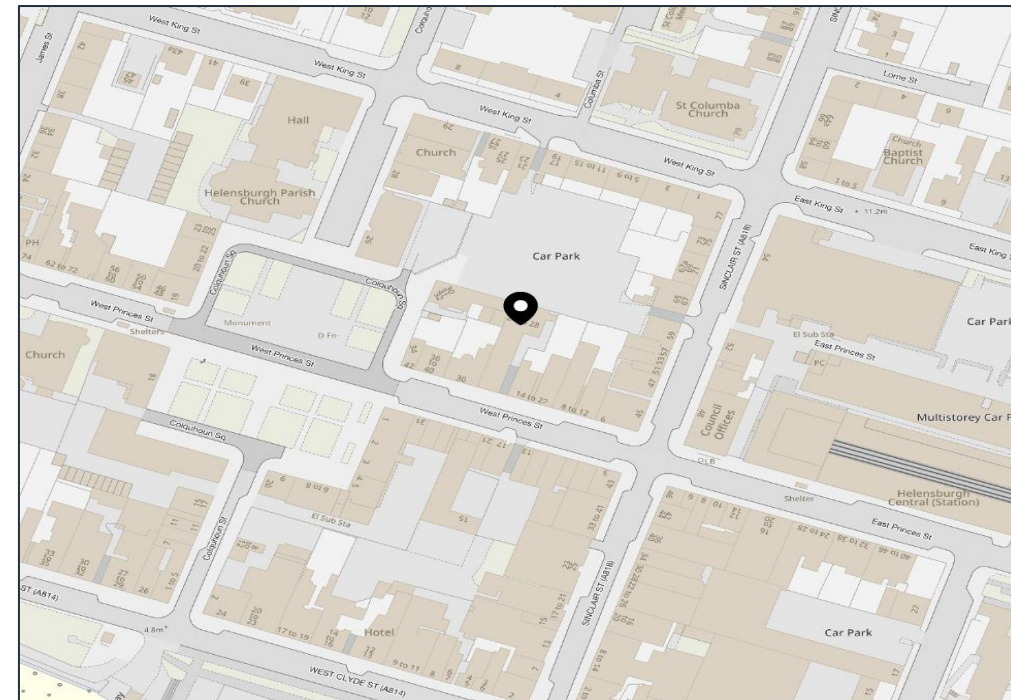
Shall be made available to those noting formal interest.

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.

ACCOMMODATION	SqM	SqFt
Ground	132.22	1,423
Mezzanine	48.26	519
TOTAL	180.48	1,942

The above area has been calculated on a Gross Internal Basis. In accordance with the RICS code of measuring practice (6th edition).



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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