



Vacant Property (Licensed)

- Town Centre Location
- Would Suit Both Operators or Developers
- Total - 812.95 sq.m (8,751sq.ft)
- Fully Fitted Commercial Kitchen
- Former Public House
- Energy Rating D

8 James Street, Helensburgh, G84 8AS

Freehold: Offers Over - £225,000

Ref: 6854066

LOCATION

Helensburgh is an attractive coastal town located on the north shore of the Firth of Clyde, with Gare Loch to the west and Loch Lomond to the east, and is a well-known yachting centre.

The town is located four miles from Loch Lomond via the B832, with Dumbarton lying approximately 10 miles to the north-east on the A814 which links with the A82 trunk road to Glasgow.

The property is situated on the east side of James Street, close to its junction with West Clyde Street. Occupiers close by include a number of local traders and several bars and restaurants.





THE OPPORTUNITY

Prior to its closure, 8 James Street previously traded as a bar and restaurant formerly known as 'The Loggie Baird'. Historically it had also traded as a cinema until its closure in 1984.

The property has been closed since 2022 however remains in a good condition throughout.

There is a great opportunity for a motivated operator to reopen with minimum capex required. Given the existing fit out it would suit a variety of different dining concepts.

DESCRIPTION

A great opportunity to acquire a well positioned licensed property in the centre of Helensburgh.

The property previously traded as a bar/restaurant with the majority of fixtures and fittings remaining in situ, an ingoing purchaser could reopen with minimum upfront capex.

INTERNAL DETAILS

A large extensive ground floor area to accommodate over 100 covers. There is a large single bar servery to the rear with a door leading to a fully equipped commercial kitchen with full extraction. An office and cellar is also situated on this floor.

A staircase to the rear of the ground floor leads to the first floor and includes a cleaner store, ample storage throughout as well as male and female customer toilets.

Floor Areas

Ground - 416.07sq.m (4,477sq.ft)

First - 396.88sq.m (4,272sq.ft)

FIXTURES & FITTINGS

All remaining fixtures and fittings are included within the sale (excluding any personal items).

A full inventory can be provided at point of sale.





EXTERNAL DETAILS

The property comprises a substantial ground and first floor detached commercial development surmounted by a pitched roof overlaid in ceramic tile.

The property offers a prominent frontage with multiple windows and twin doors providing access to the extensive ground floor.

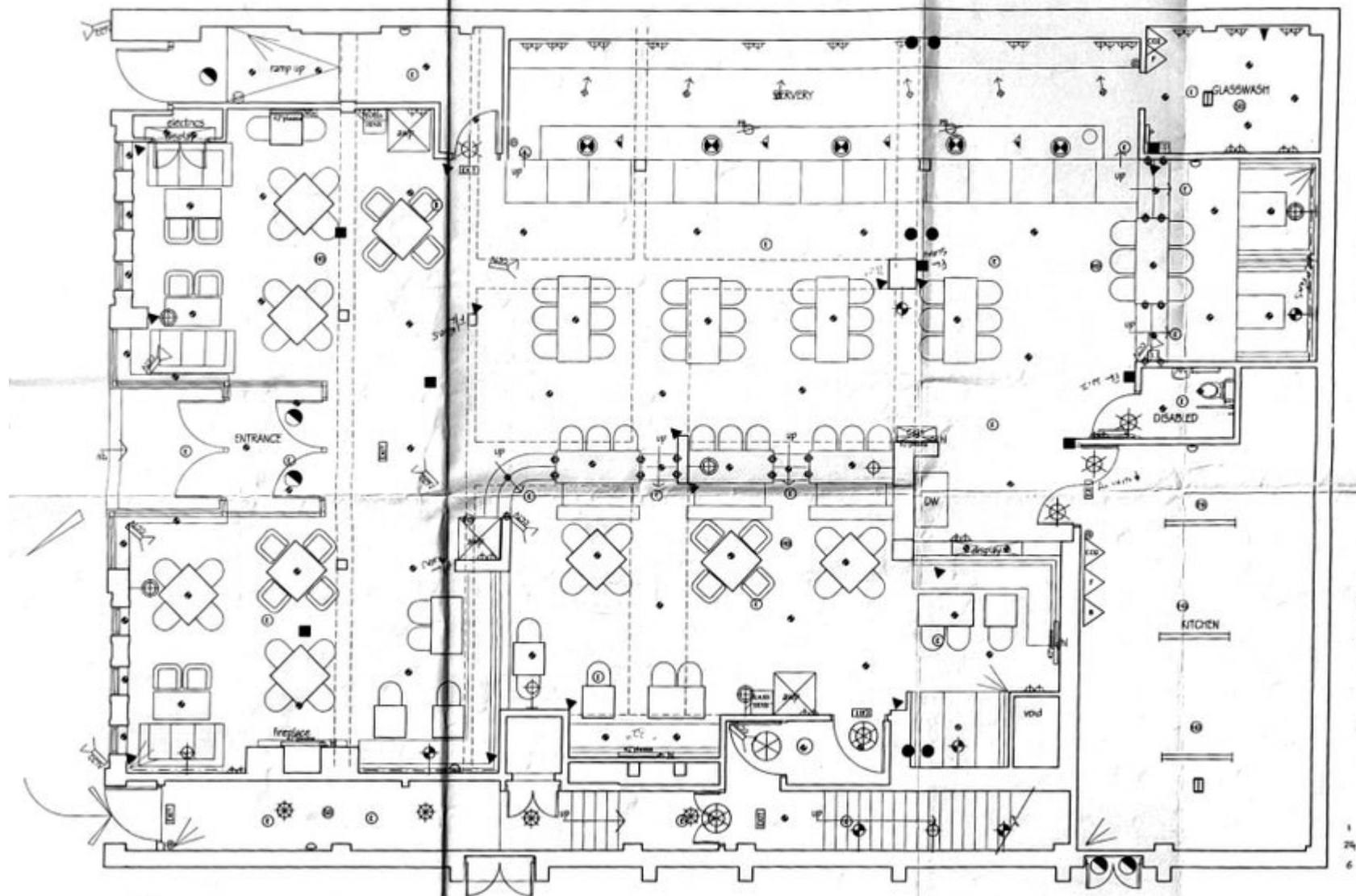
REGULATORY

The property benefits from a Sui Generis public house consent.

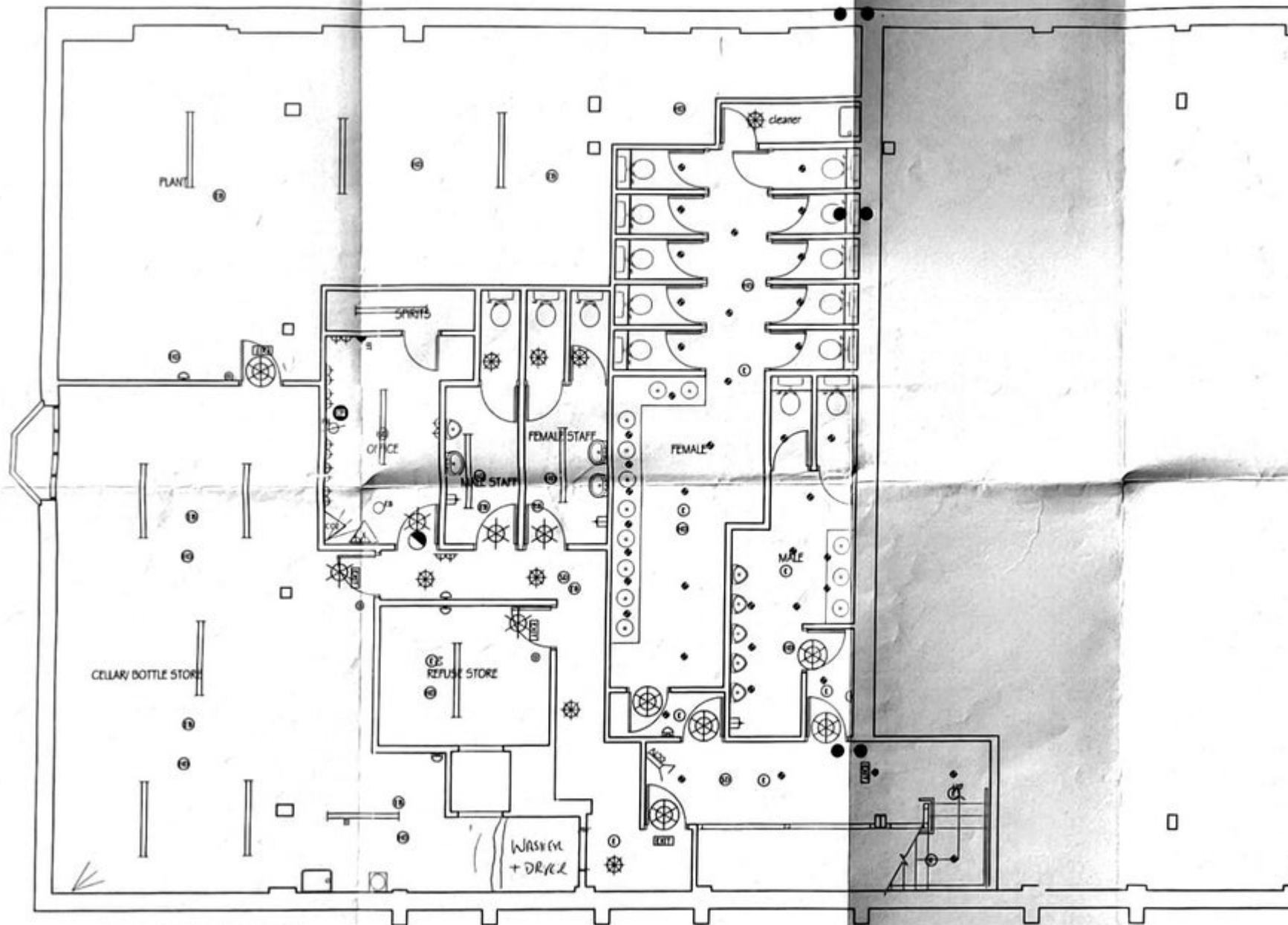
BUSINESS RATES

The Rateable Value as of 1 April 2023 is £28,750.

Confirmation of actual business rates payable should be obtained from the Local Authority.



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.



INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.



CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



TONY SPENCE

Associate Director - Hospitality

T: +44 7546 698 684

E: tony.spence@christie.com

CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

