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.

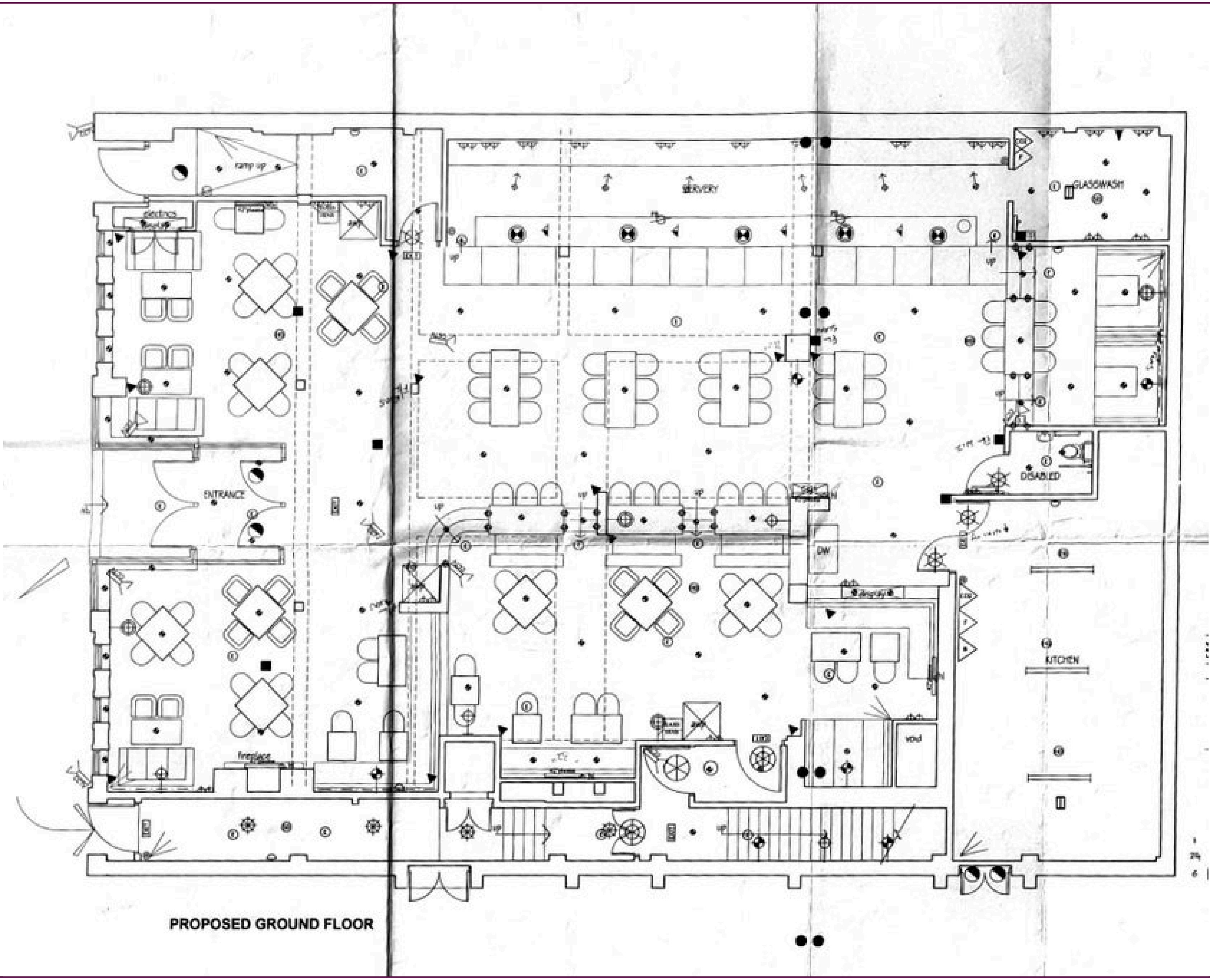
REGULATORY

The property benefits from a Sui Generis public house consent.

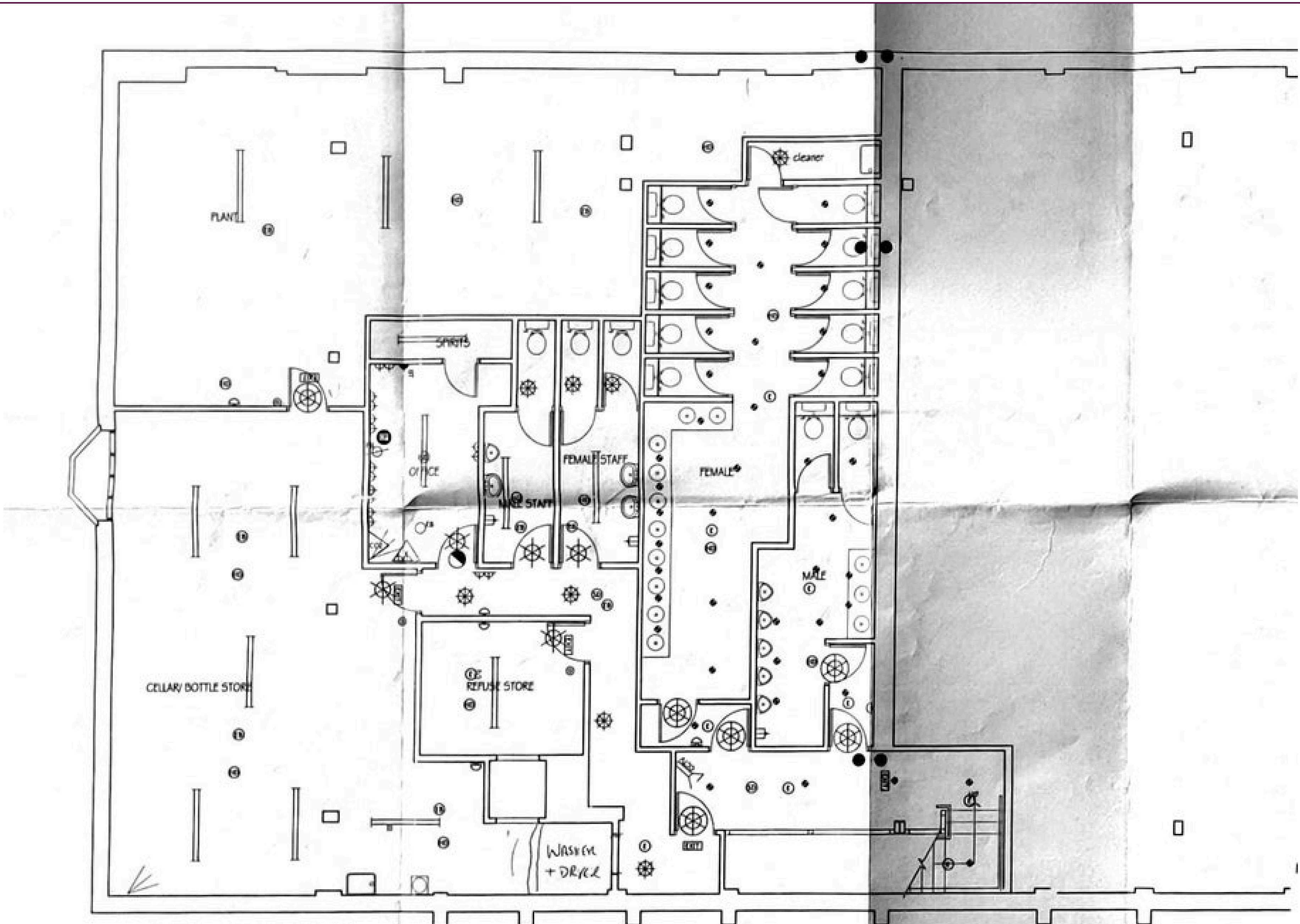
BUSINESS RATES

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

CHRISTIE FINANCE
Part of the Christie Group

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
Part of the Christie Group

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

CHRISTIE & CO