

TO LET

RETAIL/OFFICE PREMISES

10 JAMES STREET
HELENSBURGH
G84 8AS

- Ground Floor: 2,348 sq ft (218.13 sq m)
- Grade B Listed building
- Located in the heart of Helensburgh town centre



CANNING VALE 
PROPERTY

0141 266 0240

**10 JAMES STREET
HELENSBURGH
G84 8AS**

LOCATION

Helensburgh is an affluent town situated 25 miles from Glasgow, overlooking the firth of Clyde in Dunbartonshire. The town has a resident population of around 15,600 people, however draws on a much wider catchment given the positioning as the gateway to the wider Argyll & Bute region.

James Street is situated in the heart of the town centre anchored by West Clyde Street to the south and Colquhoun Square to the north. Nearby occupiers include; The Henry Bell Public House, Masala Twist, MYO Home, Plantation, Dinosaur Diamond, John H Glen Funerals and Rowatt Interiors. As well as the new Comet Public House.



DESCRIPTION

The premises form an impressive Grade B Listed sandstone building arranged over ground floor only. Internally the ground floor is currently fitted out as a modern office with fully compliant DDA access at the front and rear. The car park at the rear is under separate ownership.



ACCOMMODATION

The main net internal area is as follows;

10 James Street		
Ground Floor	2,348 sq ft	218.13 sq m

RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll as follows:

The proposed RV from April 2026 is £22,750 which is a rates payable of £11,148 per annum.

PLANNING

The premises benefit from Class 2 (Office) use, and will also be suitable for Class 1 (Retail) without planning consent required.

The ground floor premises may also be suitable for Class 3 (Restaurant) consent. Subject to securing a planning change of use.

Interested parties are advised to make their own enquires with Argyll and Bute Council Planning Department.

RENT

Upon application.

LEASE TERMS

The premises are available on the basis of a new 10 year Full Repairing and Insuring lease subject to 5 yearly rent reviews.

ANTI MONEY LAUNDERING

As part of our statutory obligations in relation to Anti Money Laundering, Canning Vale will require to undertake due diligence on the ingoing Tenant and will seek identification information at the appropriate time.

**10 JAMES STREET
HELENSBURGH
G84 8AS**



The car park at the rear is under separate ownership



LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this opportunity. The ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration fees and any VAT incurred thereon.

EPC

10 James Street: F

FURTHER INFORMATION

Peter Hutton
07585 509 466
peter@canningvaleproperty.co.uk

ENTRY

By agreement.

CANNING VALE
PROPERTY

0141 266 0240

Canning Vale Property, as agent for the vendors or lessors of this property, gives notice that: (i) These particulars are set out as a general outline for guidance only, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact; (ii) All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness; (iii) No person acting on behalf of Canning Vale Property has any authority to make or give any representation or warranty whatsoever in relation to this property. Canning Vale Property accepts no responsibility for any statement made in these particulars; (iv) Any areas, measurements or distances given are approximate. Unless otherwise stated, all purchase prices, any rents or outgoings are correct at the date of publication, and unless otherwise stated, are quoted exclusive of VAT; (v) Images may be computer generated. Photographs show certain parts of this property as they appeared at the time they were taken; and (vi) Any descriptions given of this property cannot be taken to imply this property is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Intending purchasers or lessees are advised to carry out their own investigations. Publication Date: March 2026