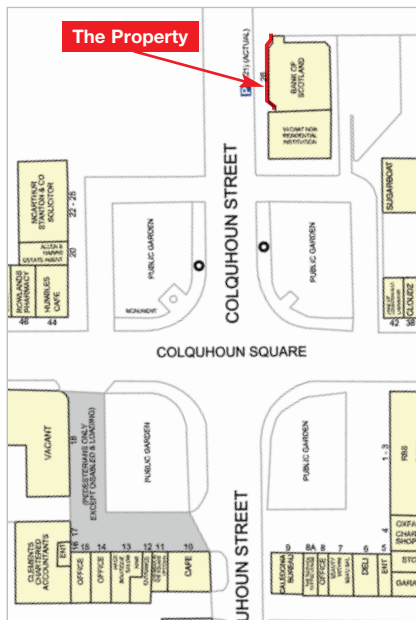


Helensburgh **26 Colquhoun Square** **Dunbartonshire** **G84 8UJ**

- **Freehold Bank Investment**
- Entirely let to Bank of Scotland plc
- 15 year lease expiring November 2031 (no breaks)
- Favourable alienation provisions within the lease
- No VAT applicable
- Town centre location
- Rent Review 2021
- Current Rent Reserved
£22,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Helensburgh is an attractive coastal town located on the north shore of the Firth of Clyde, with Gare Lock to the west and Loch Lomond to the east, and is a well-known yachting centre. The town is located 4 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 located to the north of Colquhoun Square. A large car park serving the town centre lies to the rear of the property. Occupiers close by include Costa Coffee, Superdrug, Ladbrokes, Santander, Tesco Metro, Greggs, WH Smith and Boots the Chemist, amongst many others.

Description
The property is arranged on ground floor only to provide a banking hall with meeting rooms and staff facilities.

The property provides the following accommodation and dimensions:
Ground Floor **237.74 sq m (2,559 sq ft)**

Tenancy
The entire property is at present let to BANK OF SCOTLAND PLC for a term of 15 years from 15th November 2016 at a current rent of £22,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information
The Bank of Scotland was founded in 1695 and is Scotland's oldest bank. In 2009 it was acquired by Lloyds TSB, with the new entity named as Lloyds Banking Group plc. The acquisition created the largest retail bank in the UK.
Website Address: www.bankofscotland.co.uk

Alienation Provisions
The tenant is only able to assign the lease to the Government, a Local or Public Authority, or a company which has had a Dunn & Bradstreet rating of 5A1 or better for the three years preceding the date of any proposed assignment or (where the original tenant is the assignor only) to a group company of the original tenant and if the lease is assigned to a group company of the original tenant then no further assignment is allowed. The landlord can require an AGA.

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate
For EPC Rating please see website.

Viewings
There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 4th October. Please email viewings@alltop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 81 Helensburgh**.