

ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

COMMERCIAL PREMISES 17-19 ARGYLL SQUARE, OBAN, PA34 4AT



- Rarely available – large shop premises in prime town centre location
- Prominent position in established trading location
- Premises extend to 151.87 sq.m. (1,635 sq. ft.)
- Premises split with centrally situated dividing wall (with potential to be split into two separate units, subject to the necessary consents)
- EPC Rating G

GUIDE PRICE £220,000

WWW.ANDERSONBANKS.CO.UK

Ground floor retail premises in prominent position within the town centre of Oban. The subjects of sale comprise a large ground floor unit within a three storey sandstone tenement building. The property benefits from a high pedestrian footfall and a high level of visibility from passing traffic due to its close proximity to the ferry terminal, train/bus services and town centre amenities. The premises extend to 151.87 sq. m. (1,635 sq. ft.).

The premises are accessed via a centrally situated recessed door with manual roller shutters, further benefitting from four large, front facing display windows. The property has been utilised until recently as a chandelier and clothes retailer and is subject to class of use: Class 1 Retail.

The rateable value for the entire property is £19,600 per annum. Further information can be sought at www.saa.gov.uk

The premises have been split into two separate units with a centrally situated dividing wall allowing access to both sides. The majority of the premises are open plan and in reasonable condition throughout. To the rear of the property, there are store rooms, an office, W.C. and kitchen.

The premises offer excellent potential and versatility. The shop could of course be split into two separate units, subject to alterations and the necessary consents being obtained.

CHANDELIERY (Left Side – Area 1) 9.65m x 4.15m Two large display windows overlooking Argyll Square. Extensive fitted shelving, overhead fluorescent strip lighting and further spotlights, carpet floor tiles, two openings allowing for access into area 2. Door to kitchen –

KITCHEN/STORE 3.67m x 2.53m Shelving, fluorescent overhead lighting, sink/drain unit, doorway to small inner hall and W.C.

TOILET W.C. and wash hand basin, extractor fan, vinyl flooring.

TOILET/STORE Small further store with window to the rear. Non-functioning W.C.

OUTDOOR SHOP (Right Side – Area 2) 9.38m x 5.98m Two large display windows overlooking Argyll Square. Storage cupboards under windows and further fitted storage housing electrical meters/lighting controls etc. Carpet floor tiling, original cornicing, modern overhead lighting, combined with additional spot lighting, CCTV cameras and viewing screen. Two openings allowing

access to area 1. Doors to –

- Changing Room/Store (1.54m x 1.36m) with overhead lights and vinyl flooring.
- Office (2.95m x 2.65m) with window to the rear, shelving, heated towel rail, telephone points & fluorescent lighting.
- Store Room (3m x 3m) with window to the rear with external window security bars, telephone point, shelving, fluorescent lighting and doorway to further store room.
- Store Room (3.25m x 2.67m) L shaped store room with overhead lighting.

COMMERCIAL REPORT / VALUATION A copy of the report prepared by Messrs DM Hall Surveyors (January 2018) will be made available to prospective purchasers on request.

EPC RATING G

SERVICES Mains electricity, water and drainage.

ENTRY By mutual arrangement.

VIEWING Strictly by appointment through the selling agents.

PRICE Offers in the region of **£220,000**.



WHAT TO DO NEXT INTERESTED PARTIES SHOULD REGISTER THEIR INTEREST WITH THE SELLING AGENTS AS SOON AS POSSIBLE. THE SELLING AGENTS MAY SET A CLOSING DATE FOR OFFERS BUT ARE NOT OBLIGED TO DO SO. THE SELLERS ARE NOT OBLIGED TO ACCEPT THE HIGHEST OR INDEED ANY OFFER. OFFERS SHOULD BE SUBMITTED TO THE SELLING AGENTS IN SCOTTISH LEGAL TERMS AND A SCOTTISH SOLICITOR SHOULD BE INSTRUCTED BY THOSE INTENDING TO OFFER.

Note: The particulars have been carefully prepared, after due enquiry, but are provided as a guide only. Measurements are approximate. The particulars do not form part of any contract. While the agents consider that the information and opinions are fair and accurate, interested parties must not rely on any statement whether oral or written made by the agents.

22 Argyll Square, Oban, PA34 4AT
Tel: 01631 563158 Fax: 01631 565459
Email: info@andersonbanks.co.uk

Uachdar, Isle of Benbecula, Western Isles, HS7 5LY
Tel: 01870 602061 Fax: 01870 602878
Email: uist@andersonbanks.co.uk

WWW.ANDERSONBANKS.CO.UK