

ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

TO LET 1 CAMPBELL STREET, OBAN, PA34 4BQ



- **Ground floor office premises available for long-term let**
- **Conveniently located in Oban town centre**
- **2 Offices, WC and Shared Kitchen**
- **EPC Rating G**
- **Class 2 consent**

£5,000 RENTAL PER ANNUM

(including utilities but excluding non-domestic rates)

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Ground floor office premises (Class 2 consent) available for long-term let in Oban Town Centre. The premises comprise of two rooms of approximately 33 sq m, WC, and shared kitchen facilities. The office benefits from a bright on-street position with two large picture window to the front. It is accessed from street level by a shared entrance vestibule and benefits from gas central heating and a floored loft space allowing for excellent storage.

The premises are located on Campbell Street, close to Argyll Square and the town's Council offices, Police Station, Sheriff Court, bus and rail stations and ferry terminal. On street parking is available in Campbell Street with additional town centre car parks located nearby.

ROOM 1 (4.3m x 3.5m) Accessed from the shared entrance vestibule. Bright room with two large picture windows to front, carpeted, overhead light, central heating radiator. Door to Room 2:-

ROOM 2 (5m x 3.7m at longest & widest) Glazed door from Room 1, laminate flooring, overhead light, central heating radiator, access to floored loft space. Door to rear hall:-

REAR HALL – Access to WC and shared kitchen.

SERVICES – Mains water, gas, electricity and drainage.

RATEABLE VALUE – The subjects have a rateable value of £4,900 and are likely therefore to qualify for relief under the Small Business Bonus Scheme for eligible parties. Interested parties are asked to make their own enquiries with Argyll and Bute Council regarding this.

RENTAL £5,000 per annum including utilities but excluding non-domestic rates.

LEASE The property is offered under a lease for a period to be agreed upon on a full repairing and insuring basis and subject to rent review (upwards only) at appropriate, regular intervals.

EPC RATING G

LEGAL COSTS Each party will be responsible for their own costs incurred with this transaction.

ENTRY Entry will be by mutual agreement.

VAT All rents and other sums quoted exclusive of any VAT that may be payable.

VIEWING Strictly by appointment through the sole letting agents.



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, HS75LY
Tel: 01870 602061 Fax: 01870 602878
Email: uist@andersonbanks.co.uk

WWW.ANDERSONBANKS.CO.UK