

ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

COMMERCIAL PREMISES

Main Street West, Inveraray PA32 8TU



- Rarely available for sale – shop premises, Inveraray
- Prime location, overlooking town's main thoroughfare
- Prominent position in established trading location
- Currently utilised as a successful gift shop
- Only selling due to retirement
- Thriving local community & tourist trade throughout the year

GUIDE PRICE OF £130,000

WWW.ANDERSONBANKS.CO.UK

A rare opportunity has arisen to acquire shop/office premises in a prime location in Inveraray town centre. Ideal for use as a shop or office, the subjects of sale comprise premises extending to approximately 272 sq. ft. + additional storage space/cloak/kitchen area. Enjoying a prominent position in an established trading location, the premises overlooks the town's main thoroughfare.

The current owners are due to retire and have utilised the premises as a successful gift shop for many years. The shop benefits from a display picture window and door to the front.

The main shop area is rectangular in shape and there is an additional area to the rear which houses a staff/kitchen area, small store and toilet facilities.

The shop has strip lighting, vinyl floor tiles and ample power points throughout. The property also has outside lighting and a canopy.

The picturesque tourist town of Inveraray enjoys year round visitors and specifically enjoys high volumes of tourist trade throughout the year. Inveraray also has a thriving local community and has a good range of facilities and amenities. Inveraray Castle and Inveraray Jail are popular tourist attractions which are both situated nearby.

Any planning/change of use enquiries should be directed to Argyll & Bute Council planning department. www.argyll-bute.gov.uk

SERVICES Mains electricity, water and drainage.

RATEABLE VALUE The rateable value of the premises is £3,500 per annum.

ENTRY By mutual arrangement.

VIEWING Strictly by appointment through the selling agents.

PRICE Guide price of **£130,000**.

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.



For further information or to arrange a viewing, please contact Anderson Banks, Solicitors & Estate Agents
22 Argyll Square, Oban, Argyll, PA34 4AT Tel: 01631 563158 Email: info@andersonbanks.co.uk

WWW.ANDERSONBANKS.CO.UK