



Taylor
Property Consultants

TO LET

Shop Premises



**19 LOCHNELL STREET
LOCHGILPHEAD
PA31 8JL**



**T: 01563 525504
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Location

Lochgilphead, with a population of approximately 2,300, is the administrative centre of Argyll and Bute. The town lies at the southern end of Loch Gilp, a branch of Loch Fyne, and on the banks of the Crinan Canal. Ardrishaig is 2 miles to the south with a population of 1,300 approximately and Inveraray is 24 miles to the north on the A83. Lochgilphead benefits from numerous facilities including a thriving retail centre, Lochgilphead Joint Campus, Argyll College, Argyll and Bute Hospital, and Mid Argyll Care Centre, as well as various leisure facilities.

Lochnell Street forms part of the A83 which runs along the front of the town leading towards Ardrishaig and comprises a combination of local retailers, coffee shops, hotels, hot food shops, and public houses. The prime retailing location of Colchester Square and Argyll Street is 50 metres to the west.

Description

The subjects comprise a traditional ground floor shop with an excellent display window. The shop has mains supplies of electricity, water and drainage as well as telecoms.

Area and dimensions

Main sales area: **32.47 sq m (349 sq ft)**

Rent

Offers in the region of £5,000 per annum exclusive are invited. VAT will not be payable on the rent.



Rateable Value

The subjects have a current rateable value of £4,000 which qualifies the property for 100% exemption from rates under current Small Business Bonus Scheme, subject to application.

Lease Terms

The subjects are available to lease on full repairing and insuring terms for a period of flexible duration.

Legal Costs

Each party will bear their own legal costs in the conclusion of a transaction. The incoming tenant will be responsible for Land and Buildings Transaction Tax and Registration Dues if appropriate.



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Energy Performance Certificate

Available on request.

Viewing and Further Information

Strictly through the sole lettings agents:-

Entry

By arrangement.

William Taylor

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