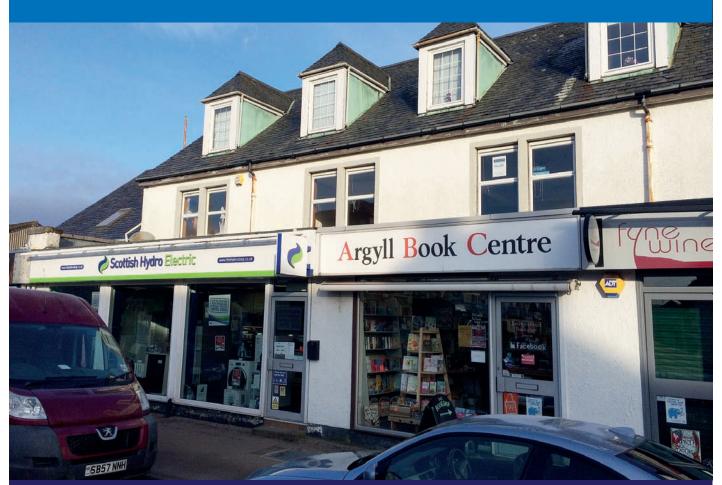


# **TO LET**

# **Traditional Office Premises**



OFFICE SUITES, STAG CHAMBERS LORNE STREET LOCHGILPHEAD PA31 8LU





## OFFICE SUITES, STAG CHAMBERS LORNE STREET LOCHGILPHEAD PA31 8LU

#### Location

Lochgilphead, with a population of approximately 2,300, is the administrative centre of Argyll and Bute. The town lies at the northern 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 Inverary 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.

Lorne Street is located in the town centre and houses a mixture of retail, office, and residential accommodation. A free public car park is situated directly opposite the subject property.

#### Description

The subjects comprise various traditional selfcontained office suites at first floor level within a 3 storey building of modern construction. Access is by private entry off Lorne Street adjacent a terrace of modern shop units. The suites have carpeted timber floors, plasterboard walls and ceilings, and uPVC framed windows.

#### Services

Mains electricity, water, and drainage are connected. The suites have nightstore or electric heaters. Lighting is by fluorescent light fittings with pendant fittings in the toilet accommodation. The toilets have wc., wash basin, electric water heater, and Expelair ventilation. Telecoms are provided in all suites.

# Accommodation and areas

Juile Z & J		
Net Office Area:	59.08 sq m	(636 sq ft)
Toilet:	4.11 sq m	(44 sq ft)

## Suite 4

Net Office Area: Toilet:	29.24 sq m 2.47 sq m	
Suite 5		

Net Office Area:	31.40 sq m	(338 sq ft)
Toilet:	2.47 sq m	(26 sq ft)

#### Rent

Suite 2 & 3:	£8,000 per annum
Suite 4:	£4,000 per annum
Suite 5:	£5,570 per annum

#### **Rateable Value**

Suite 2 & 3:	£5,400
Suite 4:	£2,850
Suite 5:	£3,150

#### Lease Terms

Each party will bear their own legal costs in the conclusion of a transaction. The ingoing tenant will be responsible for Stamp Duty and Registration Dues if appropriate.

#### **Energy Performance Certificate**

Available on request.

#### Legal Costs

Each party will bear their own legal costs in the conclusion of a transaction. The ingoing tenant will be responsible for Stamp Duty and Registration Dues if appropriate.

#### VAT

All prices, rents, premiums, etc., quoted are exclusive of VAT.

#### Entry

By arrangement.



# OFFICE SUITES, STAG CHAMBERS LORNE STREET LOCHGILPHEAD PA31 8LU

# Viewing and Further Information

Strictly through the sole lettings agents:-

## William Taylor Taylor Property Consultants, 2 Olive Road, Kilmarnock KA1 2HT T: 01563 525504 e: wtaylor.surveyors@btinternet.com



Contains Ordnance Survey data © Crown copyright and database right 2011

#### Important Notice

Taylor Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so; (iii) no person in the employment of Taylor Property Consultants has any authority to give representation or warranty whatever in relation to this property;