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**ALLIED  
SCOTLAND**  
Chartered Surveyors

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# TO LET

## COMMERCIAL UNITS LOCHBOISDALE PIER, LOCHBOISDALE, SOUTH UIST



- Flexible terms available
- Ground floor commercial units from 323 sq ft (30 sq m)
- Prominent location on Lochboisdale Pier

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports

## **LOCATION**

The subjects lie in a central position within Lochboisdale which is the main point of entry to the Southern Isles from Oban and Mallaig. The current population of the surrounding area is approximately 1,000 with a catchment population of around 6,000 and there are a growing number of seasonal visitors.

Existing facilities in the village include a bank, post office, hotel, tourist information centre, café and police station.

The premises are located on the doorstep of the new Lochboisdale Harbour which includes sheltered, lit mooring with access to power and water, toilet and shower facilities and a quayside and slipway.

## **DESCRIPTION**

The subjects comprise a terrace of ground floor commercial units, with display windows and doors facing onto the pier. Each unit benefits from toilet facilities and there is the capacity to combine more than one unit to make a larger space for occupation.

## **ACCOMMODATION**

Units from 323 sq ft (30 sq m) up to 1371 sq ft (127.3 sq m) are available. A full schedule is available on request from the agent.

## **SERVICES**

The property is connected to mains water, electricity and drainage.

## **RATEABLE VALUE**

All the subjects have rateable values of significantly below £10,000, making them eligible for the Small Business Bonus Scheme. The 2015/16 rates poundage is currently £0.48.

## **LEASE TERMS**

A new lease is offered on Full Repairing and Insuring Terms. Entry to be mutually agreed.

## **RENTAL**

Rental rates from £60 per week are available, further information on rents can be obtained from the agents.

## **COSTS**

Each party will be responsible for their own legal costs incurred. The incoming occupier will be liable for any Stamp Duty, Land Tax, Registration Dues and VAT Thereon. All prices exclusive of VAT.

## **VIEWING AND FURTHER INFORMATION**

Strictly through Andy Gray at the letting agents Allied Surveyors Scotland.

Lyle House

Fairways Business Park

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