



Taylor
Property Consultants

TO LET

Fully Refurbished Shop



**48 ARGYLL STREET
LOCHGILPHEAD
PA31 8NE**



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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 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 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.

Argyll Street is the main retailing centre of the town.

Description

The subjects comprise a traditional ground floor shop with an excellent display window. The shop has been fully refurbished and reduced from its original size and now provides a front sales area and new toilet facility.

Area and Dimensions

Front Sales:	45.14 sq m (486 sq ft)
Backshop:	23.54 sq m (253 sq ft)
Toilet:	4.68 sq m (50 sq ft)

Rent

Offers over £9,000 per annum exclusive are invited.

Rateable Value

The subjects will require to be re-assessed for rating purposes upon occupation.

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.

Entry

By arrangement.

Energy Performance Certificate

Available on request.

Viewing and Further Information

Strictly through the sole agents:-

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