

DAWSONS



OFFICE SPACE TO LET

19 LOCHSIDE STREET, OBAN, PA34 4HP

**3 FIRST FLOOR OFFICE SUITES
FORMING PART OF A MODERN COMMERCIAL BUILDING
IN A PROMINENT TOWN-CENTRE LOCATION
WITH LIFT AND STAIR ACCESS**



General: Conveniently situated directly opposite the Tesco Superstore car park to which there is pedestrian access, these 3 new of-
 office suites occupy the whole of the first floor of a modern 3-storey commercial building with lift and stair access. The ground and
 top floors of the building are occupied by a dental surgery and solicitors practice respectively. There is metered street parking and a
 bus stop in the immediate vicinity of the building.

Unit 1: Approximately 90 square metres net (973 sq ft) – **guide rent** £12,000 per annum.

Unit 2: Approximately 65 square metres net (700 sq ft) – **guide rent** £10,000 per annum.

Unit 3: Approximately 56 square metres net (602 sq ft) – **guide rent** £9,000 per annum.

In addition, each office unit has its own disabled-accessible toilet facility and shared use of a tea preparation room.

Important Note: Each unit is being offered as a serviced shell ready for fitting out to tenants' individual requirements, at their own
 cost. The above indicative floor areas are approximations and will be subject to verification on completion of the internal sub-divi-
 sional works.

VAT is chargeable on rent. A service charge for lift/stair lighting and maintenance may also apply.

Lease: Each unit is being offered on a new full repairing and insuring (FRI) lease for a negotiable period (minimum 5 years) with
 periodic rent reviews.

Rates: Tenants are responsible for payment of Local Authority Rates. Each unit is listed with a Rateable Value of:
 Unit 1 - £10,800; Unit 2 - £7,700; Unit 3 - £4,250.

Eligible applicants could therefore qualify for 100% rates relief under the current Small Business Bonus Scheme.

Services: There are mains electricity, water and drainage connections.

Energy Rating: A10. A copy of the Energy Performance Certificate (EPC) is available on request.

Legal Costs: The incoming tenant will be responsible for payment of LBTT (if any) and recording dues. Otherwise, each party will
 be responsible for its own legal costs incurred in the transaction.

Viewing: By prior arrangement with the Letting Agents.

Money Laundering Regulations: Under current AML regulations we, as letting agents, are required to carry out due diligence on
 successful applicants in order for the transaction to proceed.

IMPORTANT NOTICE : Although the sellers or lessors reserve the right to sell or lease their properties without further notice, it is possible that a closing date will be set and interested parties
 are advised to intimate their interest to Dawsons Estate Agents following inspection of the property. Sellers and lessors are not obliged to accept the highest or, indeed, any offer. No responsibility
 can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. We would advise that availability of the property
 is checked before journeys are commenced. No warranty will be given by the sellers or lessors in respect of services and any electrical, gas or oil-fired appliances, including any heating system.
 Dawsons Estate Agents for themselves and for the sellers or lessors of this property, whose agents they are, give notice that whilst the information contained in these particulars, including
 quantities, maps and plans, is believed to be correct, it is not guaranteed and intending purchasers must satisfy themselves as to the accuracy of statements made. These particulars do not form
 part of any contract.

