



Taylor
Property Consultants

TO LET

Shop / Office Premises



**SHOP 4, STAG CHAMBERS
LORNE STREET
LOCHGILPHEAD PA31 8LU**



**T: 01563 525504
M: 07535 277 139**



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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.

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 a modern ground floor shop which is fitted out internally to a high standard. The property has an excellent pvc framed display window, carpeted and laminated flooring, a modern suspended ceiling with integral fluorescent lighting, kitchen, toilet, and rear store. The shop has mains supplies of electricity, water and drainage as well as telecoms, fire alarm, smoke detectors, and a security alarm.

Planning

The property has planning consent for Class 2 (office) use which enables it to be used for retail purposes without a requirement for a further planning application.

Accommodation & Areas

Main sales area:	40.87 sq m	(440 sq ft)
Storeroom:	5.04 sq m	(54 sq ft)
Kitchen:	3.00 sq m	(32 sq ft)
Toilet:	2.87 sq m	(30 sq ft)

Rent

Offers over **£5,700 per annum** exclusive are invited. VAT will not be payable on the rent.

Rateable Value

The subjects have a current rateable value of **£5,100**.

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 Building Transfer Tax and Registration Dues if appropriate.

Energy Performance Certificate

Available on request.

VAT

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

Entry

By arrangement.



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Viewing and Further Information

All arrangements to view the premises must be made by prior arrangement with the sole letting agents:

**William Taylor
Taylor Property Consultants
2 Olive Road
KILMARNOCK KA1 2HT**

01563 525504

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Important Notice

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