



Taylor
Property Consultants

TO LET

Shop Premises



**5 LORNE STREET
LOCHGILPHEAD
PA31 8LU**



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LOCHGILPHEAD

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.

Lorne Street is located in the town centre which comprises national and local retailers.

Description

The subjects comprise a traditional ground floor shop with a full height display window and return frontage. Internally, the property offers a front sales area with laminated floor. An office has been formed within the front sales area which is capable of being removed to provide a larger sales area.

There is a rear office with separate door to the gable of the building; tea prep area and toilet. The shop has mains supplies of electricity, water and drainage as well as telecoms, fire alarm and security alarm.

Areas and Dimensions

Main sales area including office:	32.52 sq m	(350 sq ft)
Rear Office:	7.84 sq m	(84 sq ft)
Tea Prep:	2.00 sq m	(21 sq ft)
Toilet:	2.00 sq m	(21 sq ft)

Rent

Offers over **£6,500 per annum** exclusive are invited. VAT will not be payable on the rent.

Rateable Value

The subjects have a current rateable value of £4,950 which qualifies the property for 100% exemption from rates under current Small Business Bonus Scheme, subject to application.

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 (if any) and Registration Dues if appropriate.

Entry

By arrangement.

Energy Performance Certificate

Available on request.

Viewing and Further Information

Strictly through the sole lettings agents:-

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