

Culverwell

PROPERTY CONSULTANTS

TO LET

RETAIL

100 GEORGE STREET OBAN PA34 5NR

LOCATION

Oban is a popular town situated on the west coast of Scotland, 94 miles north west of Glasgow and benefits from a substantial tourist trade. It is known as the Gateway to the Isles and the unofficial capital of the west highlands. Oban benefits from a resident population of over 8,500 people which swells to over 40,000 during the busy tourist season.

George Street forms the primary retail destination within the town. The premises are situated in on the east side of George Street in the block bounded by John Street and Craigard Road. Nearby occupiers include **Oxfam, Clinton Cards, Cancer Research, Yorkshire Building Society and Regatta.**

DESCRIPTION

The premises comprise a double windowed retail unit arranged over the ground and first floors of a three storey stone built building under a pitched and slated roof.

ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	22 ft 1 ins	6.7 m
Net Frontage	18 ft 10 ins	5.74 m
Ground Floor	613 sqft	56.95 sqm
First Floor	1,087 sqft	101.00 sqm

RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll as follows:

Ground Floor Rateable Value - £13,000
Commercial Rate Poundage - £0.426

First Floor Rateable Value - £8,600
Commercial Rate Poundage - £0.426

RENT

Rental offers in excess of £24,000 per annum exclusive are invited.

LEASE TERMS

The premises are available on the basis of a new full repairing and insuring lease for a minimum term of 10 years subject to 5 yearly upward only rent reviews.



LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.

ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION

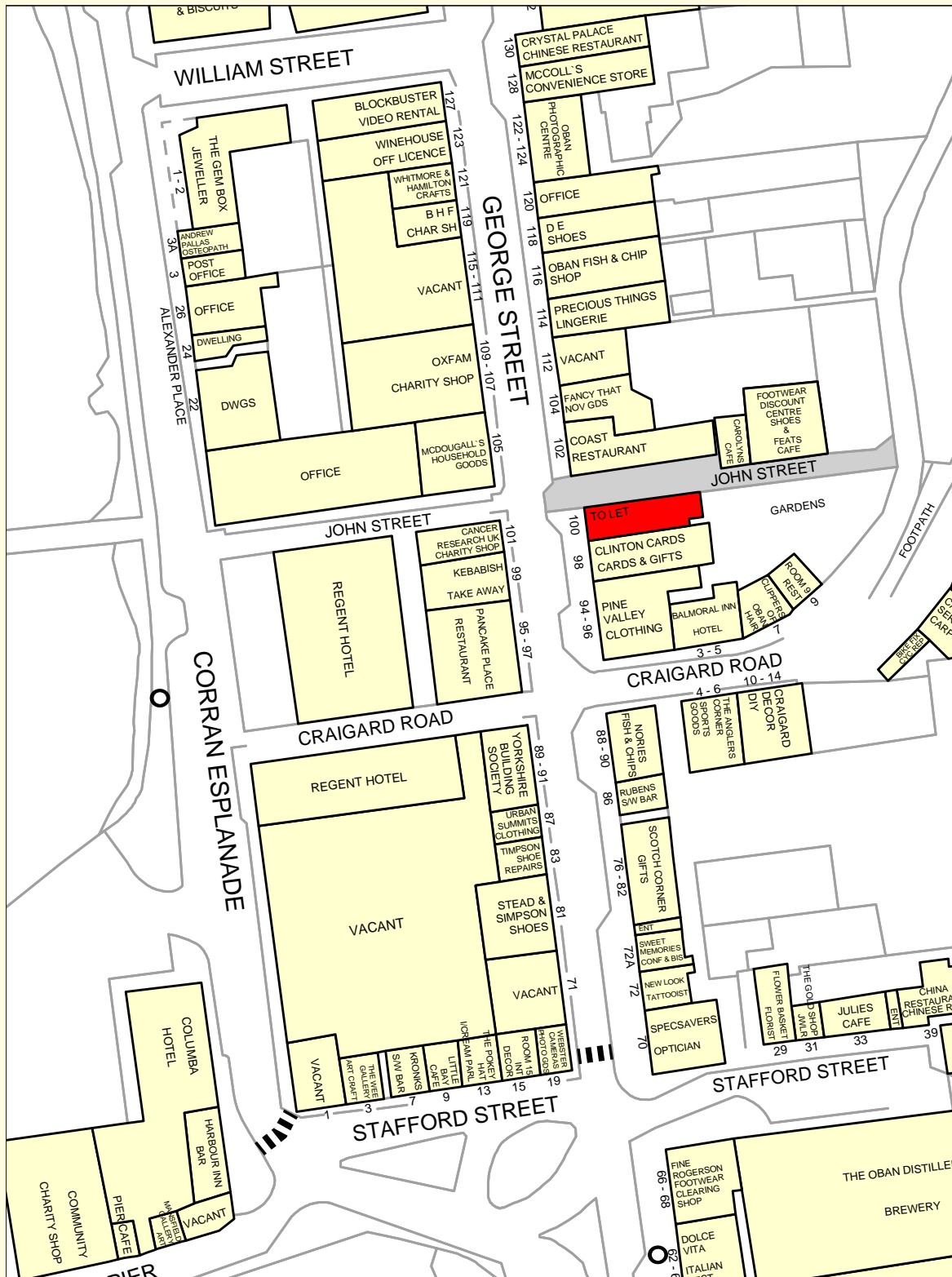
Strictly by appointment through the joint letting agents:

Culverwell

Contact: Callum Mortimer / Fraser Ramage
Tel: 0131 226 6611
Email: callum@culverwell.co.uk
fraser@culverwell.co.uk

Dawsons

Contact: Sandy Dawson
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