

Culverwell

PROPERTY CONSULTANTS

TO LET / FOR SALE

RETAIL PREMISES

71 GEORGE STREET, OBAN PA34 5NN

LOCATION

Oban is a popular town situated on the west coast of Scotland, 92 miles north west of Glasgow. Oban benefits from substantial tourist trade and 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 and George Street forms the primary retail destination within the town.

The premises are situated in a prominent trading location on the west side of George Street in the block bounded by Craigard Road to the north and Stafford Street to the south. Nearby occupiers include Pancake Place, Regatta, Yorkshire Building Society, Timpson, Stead & Simpson, Specsavers and Rogerson Shoes.

DESCRIPTION

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

ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	38 ft 7 ins	11.76 m
Net Frontage	37 ft 1 ins	11.30 m
Ground Floor	935 sqft	86.86 sqm
First Floor	754 sqft	70.05 sqm
Second Floor	758 sqft	70.42 sqm

RATING

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

Rateable Value	£29,750
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.426

RENT

Offers in excess of £32,000 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 and subject to obtaining vacant possession.



PRICE

Offers in excess of £385,000 exclusive are invited for our client's heritable interest.

LEGAL COSTS

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

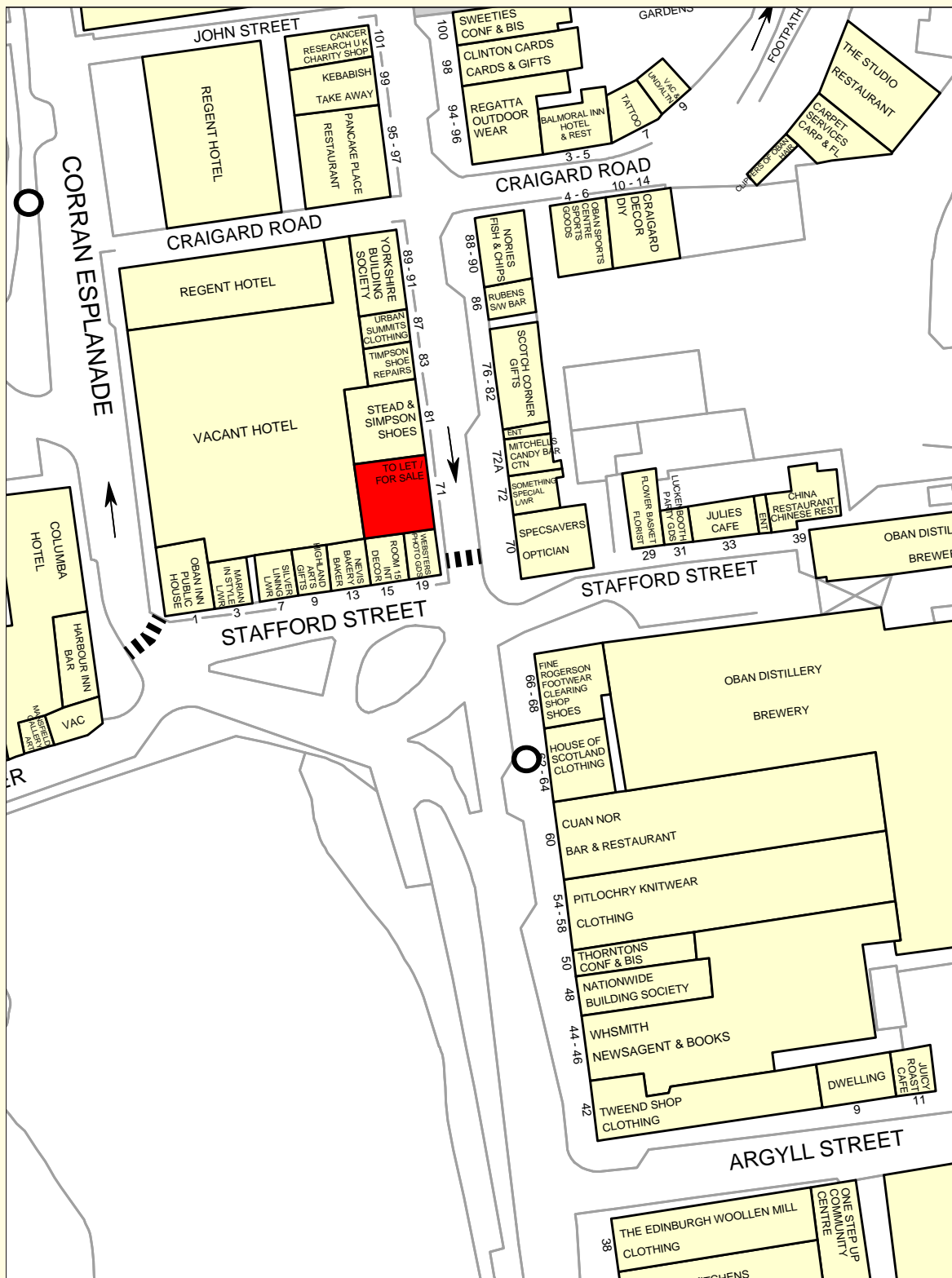
ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: James Godfrey / Callum Mortimer
Tel: 0131 226 6611
Email: james@culverwell.co.uk
callum@culverwell.co.uk



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