



Taylor
Property Consultants

TO LET

Shop Premises



**1 LORNE STREET
LOCHGILPHEAD
PA31 8LU**



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



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 extensive full height display windows. Internally, the property offers a large front sales area; two offices which are capable of being combined into a larger sales area; rear kitchen 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:	85.13 sq m (916 sq ft)
Mid offices:	27.94 sq m (300 sq ft)
Kitchen:	6.61 sq m (71 sq ft)
Toilet:	2.20 sq m (23 sq ft)

Gross Frontage: 8.90 m (29 ft 2 ins)

Rent

Offers over **£17,500 per annum** exclusive are invited. VAT will not be payable on the rent.

Rateable Value

The subjects have a current rateable value of £13,500 which qualifies the property for 25% 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 ingoing 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:-

William Taylor

Taylor Property Consultants

2 Olive Road, KILMARNOCK KA1 2HT

T: 01563 525504

e: wtaylor.surveyors@btinternet.com



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1 LORNE STREET LOCHGILPHEAD



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