



TO LET / FOR SALE

10 George Street
Oban PA34 5SB

- Hotel / Hostel / Residential / Development opportunity
- 72+ beds capability
- Tourist driven location
- Offers invited

Location

Oban is an attractive town located on the West Coast of Scotland. The town is 96 miles from Glasgow City Centre, is 44 miles from Fort William and is the largest town in Argyll and The Isles. Known as the "Gateway to the Isles", Oban is home to the main ferry terminal which connects most of the West Coast of Scotland to the Hebridean Isles. Oban benefits from high tourist trade each year where the population significantly increases during the summer months, accommodated by a number of hotels, B&Bs and hostels.

The property is situated at the South end of the town's most affluent street, George Street, with Oban's Train Station and Ferry Terminal within a 5 minute walk.

Accommodation

The unit is arranged over first floor, accessible from a main entrance at street level. The space extends to the following approximate gross internal floor areas:

Ground Floor (Entrance)	588 sq ft	(54.64 sq m)
First Floor	4,807 sq ft	(446.62 sq m)
Total	5,395 sq ft	(501.26 sq m)

Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 4 office consent and is Category B listed. However, the property may be suitable for a variety of other uses, including hotel/hostel and currently has Planning and Listed Building Consent for change of use to 3 luxury flats. Plans available on request. Interested parties are advised to speak directly to the Local Planning Authority.

Lease

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

Rent / Price

Rental and/or heritable interest offers are invited.

Rating

The property's Rateable Value will require reassessment upon occupation. No vacant rates are payable as the property is listed.

Energy Performance Certificate

Full report available upon request.

Date of Entry

By arrangement.

Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Viewing

All viewings are strictly by prior arrangement with Eric Young & Co on 0131 226 2641.

Get in touch



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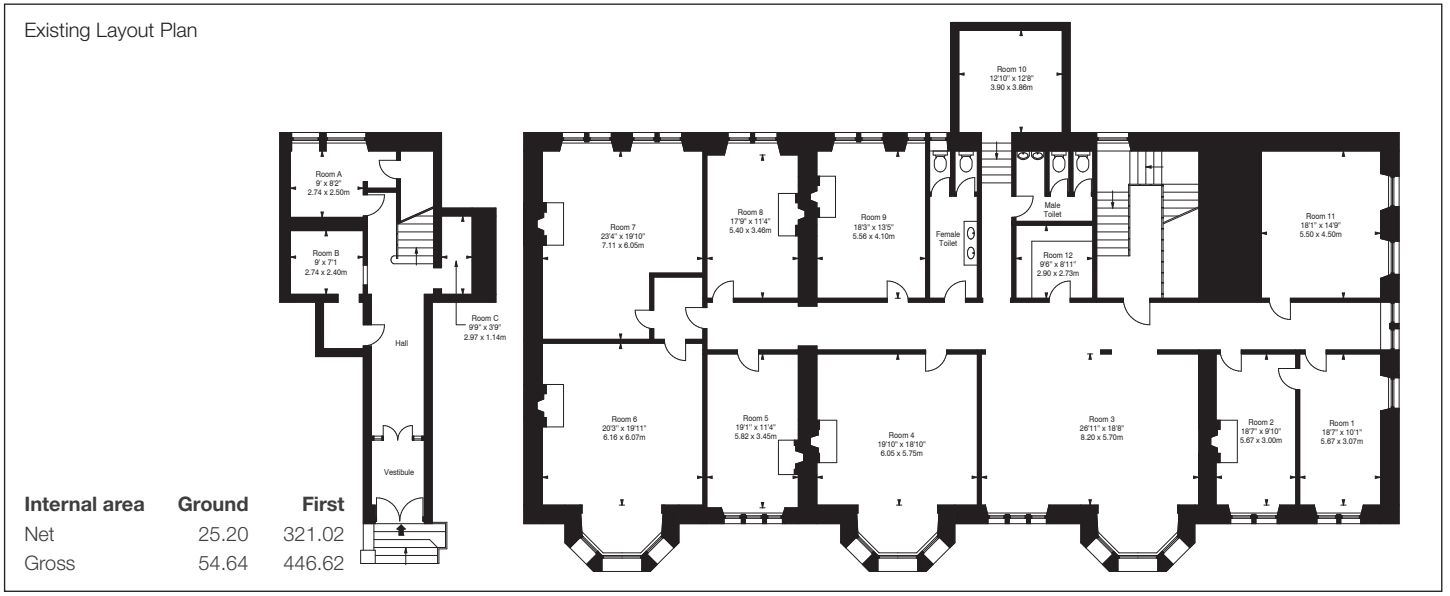
ericyoung&co

10 George Street, Oban PA34 5SB



- Ferry links from Oban to:
- Mull
 - Lismore
 - Coll
 - Lochboisdale
 - Barra
 - Colonsay

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SB/DOC/OB65 - Date of preparation: 1 April 2019
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