

# TO LET / MAY SELL

113-115 George Street

Oban PA34 5NT

- ▶ Substantial levels of pedestrian & vehicular traffic
- ▶ 2,675 sq ft
- ▶ Prominent retail unit
- ▶ Situated in the popular seaside town of Oban



## LOCATION

Oban is an attractive town located on the West Coast of Scotland. The town is 96 miles from Glasgow City Centre and is 44 miles from Fort William and is the largest town in Argyll and The Isles.

It is home to the main ferry terminal which connects most of the West Coast of Scotland to Oban. Oban benefits from high tourist trade each year where the population significantly increases during the summer months.

George Street is the prime retail destination in Oban. The subjects are situated to the west side of George Street with nearby occupiers including **Oxfam**, **Cancer Research**, **Coast Restaurant**, **Amore Hairdressing** and **The Anglers Corner**.

## ACCOMMODATION

The unit is arranged over ground floor and lower mezzanine and extends to the following approximate net internal areas:

GROUND	1,551 SQ FT	144.1 SQ M
LOWER TRADING MEZZANINE	1,124 SQ FT	104.4 SQ M
TOTAL	2,675 SQ FT	248.5 SQ M

## PLANNING

The subjects currently benefits from Class 1/Class 11 planning consent. Interested parties are advised to speak directly to the Local Planning Authority.

## RENT

Offers of **£25,000 per annum** exclusive are invited.

## PRICE

Offers are invited for our client's heritable interest.

## RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£25,000**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£12,450**.

## ENERGY PERFORMANCE CERTIFICATE

Available on 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.

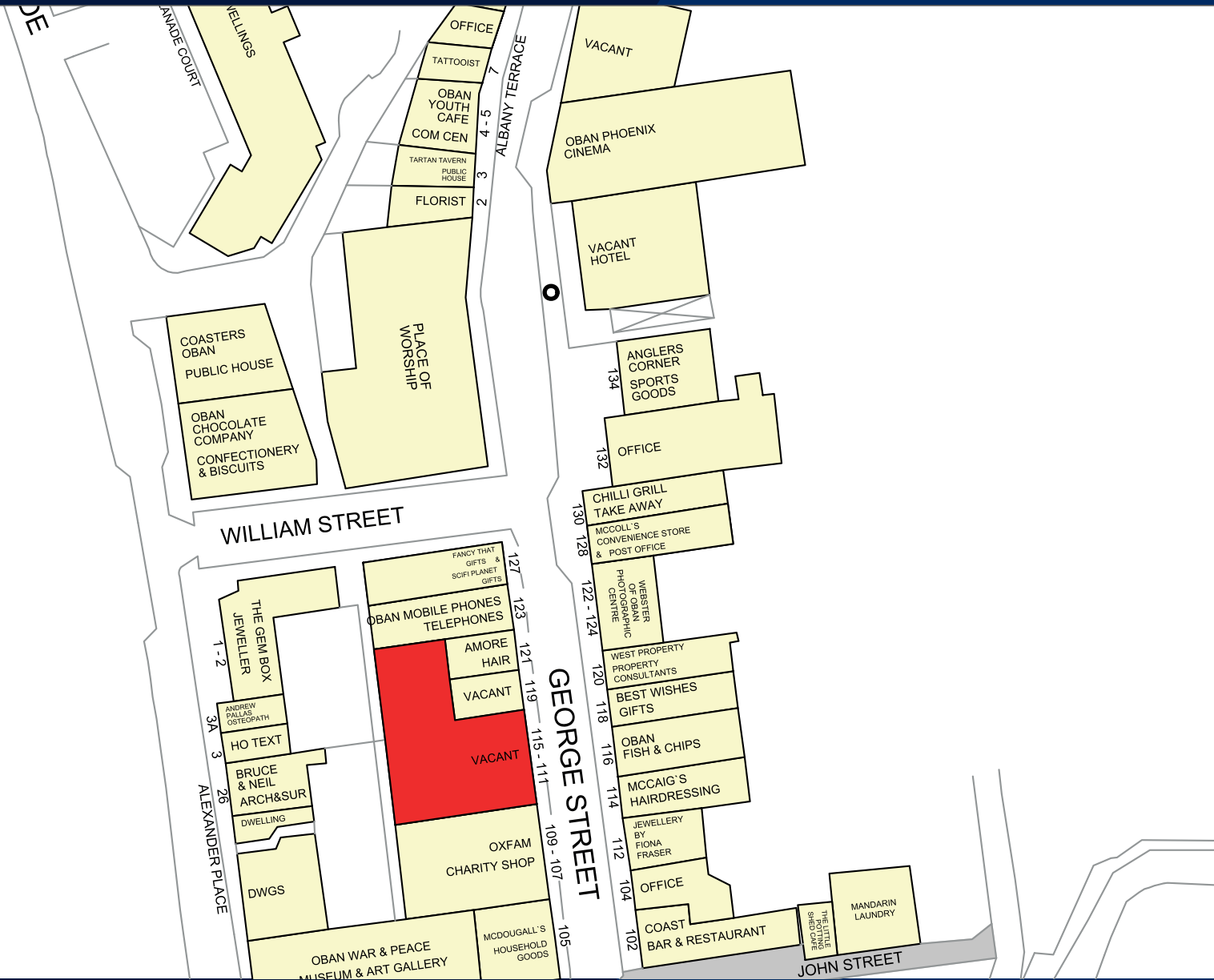
## VIEWING

All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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## GET IN TOUCH



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