



Taylor
Property Consultants

TO LET

Two New Shop Premises



**50-52 MAIN STREET
CAMPBELTOWN, ARGYLL
PA28 6AD**



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



Location

Campbeltown sits by Campbeltown Loch on the Kintyre peninsula in Argyll and Bute. The town, with a population of 4,852 (2011 Census), has a principal road link to Tarbert and Glasgow via the A82 and A83. Campbeltown airport provides regular flights to and from Glasgow and there are regular ferry services to Northern Ireland and Ardrossan, Ayrshire and Brodick, Isle of Arran.

Main Street is Campbeltown's prime retailing pitch and houses many well known national retailers including, **Boots**, **The Factory Shop**, and **Scotbet**. The two shops are located centrally on Main Street at the junction with Cross Street.

Description

The two shops are at ground floor within a new development of a three storey and attic building that will include three upper floors of residential and/or office premises. The shops will be newly built behind a listed facade to modern standards and contain disabled toilet facilities.

Areas

50 Main St: **20.80 sq m (224 sq ft)**

52 Main St: **27.20 sq m (292 sq ft)**

Rateable Value

The subjects will require to be assessed for rates on occupation.

Rent

50 Main St: **£2,500 pa**

52 Main St: **£3,500 pa**

Rateable Value

The subjects will require to be assessed for rates on occupation.

Lease Terms

The subjects are available to lease on full repairing and insuring terms for a period of flexible duration.

Planning

The subjects have planning consent for uses falling within Class 1 (Retail) of the Town and Country (Use Classes) (Scotland) Order 1997.

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 and Registration Dues if appropriate.

Entry

By arrangement.

Energy Performance Certificate

Available on request.



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Viewing and Further Information

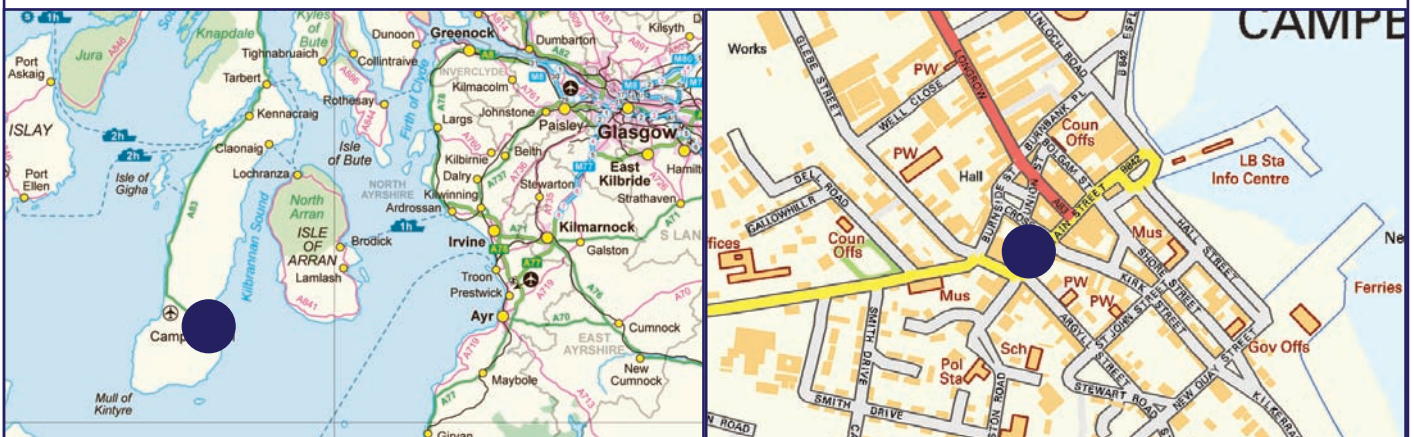
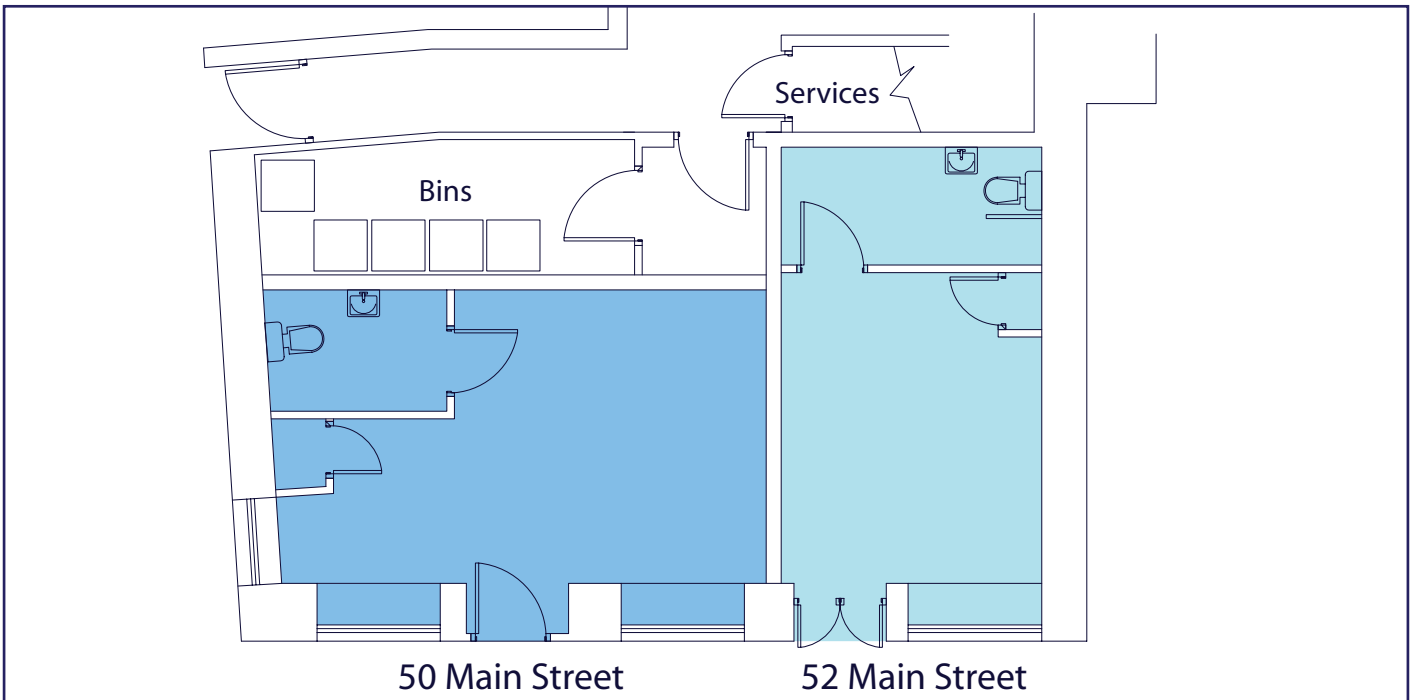
Strictly through the sole lettings agents:-

William Taylor

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