



Taylor
Property Consultants

TO LET

Ground Floor Shop premises with
upper floor offices, as required.



**18 ARGYLL STREET
LOCHGILPHEAD
PA31 8NE**



**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.

Argyll Street is the main retailing centre of the town. The shop sits prominently at the junction with Union Street.

Description

The subjects comprise a traditional ground floor shop with excellent display windows. The shop is fitted out to a modern standard including laminated flooring, plasterboard walls and ceiling, timber framed windows and pvc framed doors. The shop has electric heaters, fluorescent lights with diffusers and recessed spotlights, and telecoms.

If required, there are two floors of offices above the shop which can be made available as a single lot, or on a floor-by-floor basis.

Area and Dimensions

Ground Floor Shop

Main sales area:	75.46 sq m (812 sq ft)
Kitchen:	1.58 sq m (17 sq ft)
Toilet:	1.60 sq m (17 sq ft)

First Floor Office: 62.00 sq m (667 sq ft)

Attic Floor Office: 35.41 sq m (381 sq ft)

Rent

Shop:	£12,000 per annum.
First Floor Office:	£7,000 per annum.
Attic Floor Office:	£3,000 per annum.

Rentals for a combination of the available space are subject to negotiation.

Rateable Value

The rateable values of the subjects from April 2017 are:

Shop:	£10,000
First Floor:	£5,800
Attic Floor:	£2,900

Lease Terms

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

Available on request.

By arrangement.

Strictly through the sole agents:-

**Taylor Property Consultants,
2 Olive Road,**

T: 01563 525504

e: wtaylor.surveyors@btinternet.com



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