



Taylor
Property Consultants

TO LET

First Floor and Attic Offices
Available together or separately



**18 ARGYLL STREET
LOCHGILPHEAD
PA31 8NE**



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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 two self contained offices suites at first floor and attic floor with direct access from the street.

Area and Dimensions

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

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

Rent

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:

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.

Energy Performance Certificate

Available on request.

Entry

By arrangement.



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Viewing and Further Information

Strictly through the sole agents:-

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