



**Taylor**  
Property Consultants

**TO LET**

**Attractive Traditional Office Premises**



**TIGH MHICLEOID  
3 LOCHNELL STREET  
LOCHGILPHEAD PA31 8JL**



**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.

Lochnell Street is located in the town centre at the junction with Colchester Square and houses a mixture of retail, office, and residential accommodation.

## Description

The subjects comprise attractive traditional office suites at first floor level within a 3 storey building. Access is by private entry off Lochnell Street between a terrace of small shop units. The suites have carpeted timber floors, plasterboard walls and ceilings, and timber framed and single glazed sash and case windows.

## Services

Mains electricity, water, and drainage are connected. The suites have electric heaters and fluorescent light fittings. Telecoms are provided. The offices share ladies and gents toilets on the landing with other suites.

## Accommodation and areas

### Suite 2 & 3:

Net Office Area: 34.13 sq m (367sq ft)

### Suite 4:

Net Office Area: 19.97 sq m (215 sq ft)

## Rents

Suite 2 & 3: £4,700 per annum

Suite 4: £2,800 per annum

## Rateable Value

Suite 2 & 3: £3,050

Suite 4: £1,900

## Lease Terms

The suites are available to lease on internal repairing and insuring terms for a period of flexible duration. VAT is payable on the rents.

## Energy Performance Certificate

Available on request.

## 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.



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## Viewing and Further Information

Strictly through the sole lettings agents:-

**William Taylor**

**Taylor Property Consultants, 2 Olive Road, Kilmarnock KA1 2HT**

**T: 01563 525504**

**e: wtaylor.surveyors@btinternet.com**



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