



Taylor
Property Consultants

TO LET

Shop Premises



**8 COLCHESTER SQUARE
LOCHGILPHEAD
PA31 8LH**



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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.

Colchester Square is effectively the prime retailing section of the town centre, situated at the roundabout on the A83 to Ardrishaig and leading on to Argyll Street. The square benefits from good on-street parking spaces.

Description

The subjects comprise a traditional ground floor shop within a two storey and attic sandstone building with an excellent timber framed and single glazed display window. The shop has a mains supply of electricity as well as a fire alarm, security alarm and telecoms. Heating is by electric heaters. The property has an external toilet facility at the rear of the building.

Area and Dimensions

Internal area: 36.94 sq m (397 sq ft)
Gross Frontage: 5.20 m (17 ft 1in)

Rent

Offers in the region of £7,500 per annum exclusive are invited. VAT will be payable on the rent.

Rateable Value

The subjects have a current rateable value of £5,200 which qualifies the property for 100% exemption from rates under current Small Business Bonus Scheme, subject to application.

Lease Terms

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

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.

Viewing and Further Information

Strictly through the sole lettings agents:-

William Taylor

Taylor Property Consultants

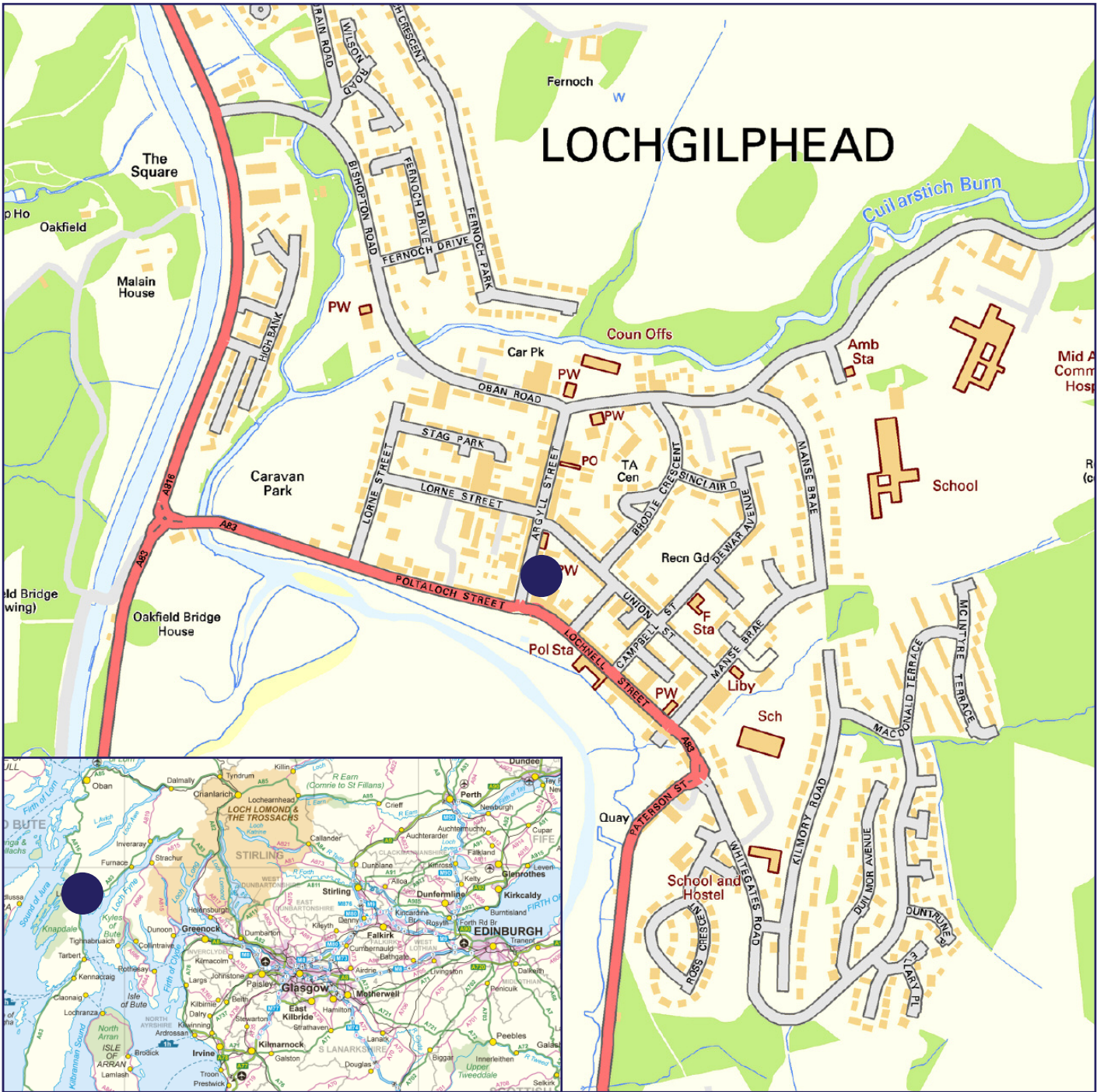
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