

Ryden

TO LET

RETAIL UNIT + STUDIO
274 SQ M (2,948 SQ FT)



THE EGG SHED
CHALMERS STREET
ARDRISHAIG
PA30 8EY

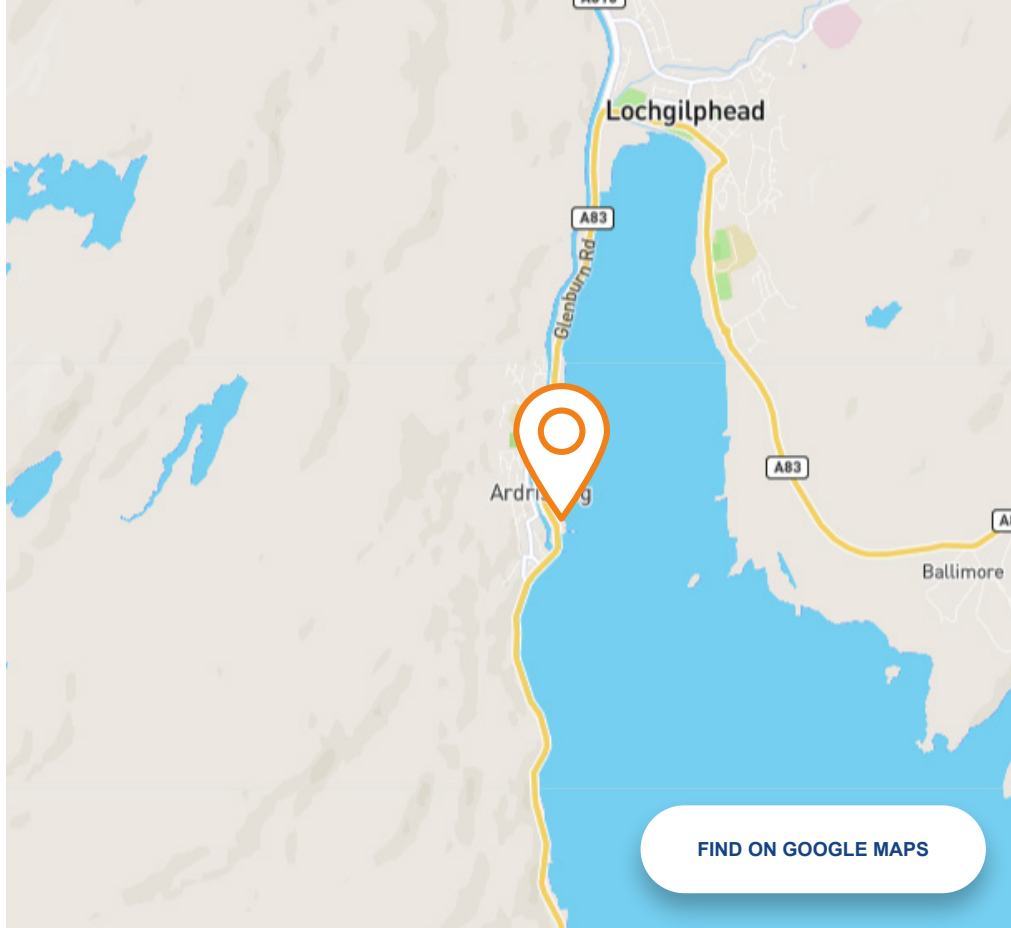
**STUNNING WATERFRONT
LOCATION**

NEARBY CAR PARKING

**AVAILABLE FOR
IMMEDIATE OCCUPATION**

OFFERS INVITED

[FIND OUT MORE AT RYDEN.CO.UK](https://www.ryden.co.uk)



THE EGG SHED | CHALMERS STREET | ARDRISHAIG | PA30 8EY

LOCATION

Bordering the west side of Loch Gilp just north of Loch Fyne, Ardrishaig is situated on the A83 south-west of Lochgilphead. The Crinan Canal runs north/south through Ardrishaig with locks and a basin at its southern terminus.

The location benefits from a stunning waterside location on the edge of the loch servicing the famous Crinan Canal, which stretches 9 miles from Ardrishaig to Crinan. Ardrishaig is an ideal stopping point for tourists by boat, bike, foot or vehicle. The Egg Shed is a superb scenic location to stop off for coffees, cakes and lunches.

Chalmers Street is adjacent to the pier which is used by local cruise operators and Scottish Canal's offices are located adjacent to the property.

DESCRIPTION

The Egg Shed was completed in August 2019 as a Heritage Centre & Community Hub. The property is an attractive and contemporary building enjoying a stunning location. The ground floor comprises the main retail area, kitchen, customer toilets and adjacent community / function room. In addition, the property has the capacity for outdoor seating and nearby customer car parking. The Egg Shed is fully DDA compliant.

The Egg Shed was developed with the support of public funding and is subject to ongoing use conditions linked to its role as a community and heritage hub. Prospective tenants must demonstrate that their proposed use is compatible with these conditions. Elements such as public access and visibility of heritage interpretation may need to be retained. Any proposed change of use may require planning consent and will be subject to approval by the landlord and relevant funding partners.

ACCOMMODATION

The subjects have the following approximate area:

DESCRIPTION	SQ M	SQ FT
RETAIL/EXHIBITION SPACE	204	2,195
COMMUNITY STUDIO	70	753

LEASE

The subjects are offered on the basis of a new lease on Full Repairing and Insuring terms with 5 yearly rent reviews, for a term to be agreed.

RENT

On application.

RATING

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £28,250. The current UBR (2025/2026) for properties with an RV under £51,000 is £0.498. Therefore, rates payable will be in the order of £14,068.

EPC

Available upon request.

PLANNING

We understand the property has planning consent for a retail and community use. However, interested parties are to satisfy themselves with the local Planning Authority.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. For the avoidance of doubt, the ingoing purchaser being responsible for any Land & Buildings Transactional Tax (LBTT), registration dues and VAT as applicable.



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GET IN TOUCH

Please get in touch with our letting agent for more details.

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Ryden

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **July 2025**

