

FOR SALE BY ONLINE AUCTION

**Auction Date: 16th April
2026 at 2:30pm**

NIA: 62.45 SQM (672 SQFT)

**Redevelopment Opportunity
(Subject to Planning)**

**Located Within Campbeltown Town
Centre**

Category C Listed Building

Guide Price : £40,000



[CLICK HERE FOR VIRTUAL TOUR](#)



On the
Instructions of



OFFICE, CASTLEHILL, CAMPBELTOWN, PA28 6AN

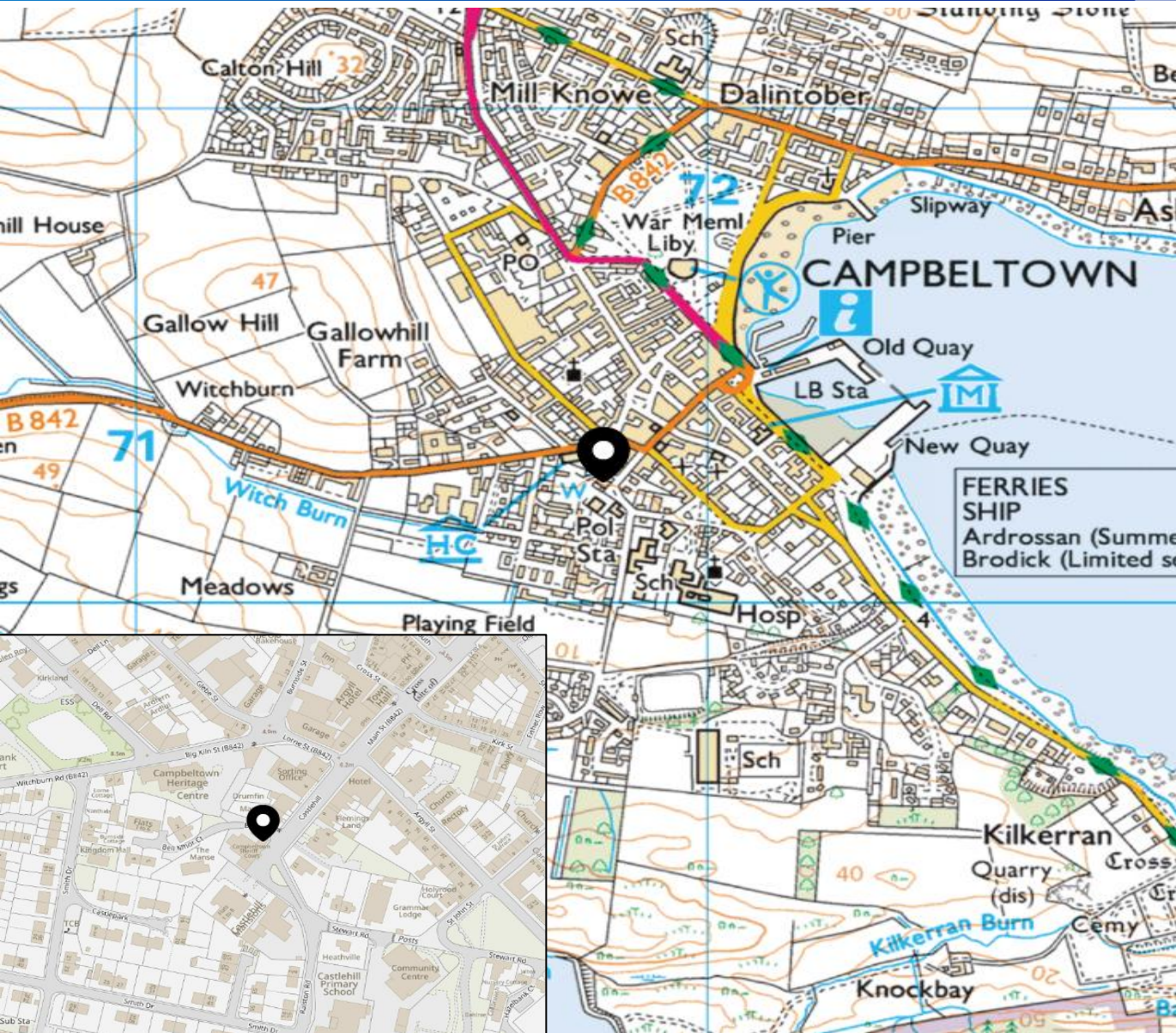
CONTACT: Fraser McDonald BSC (Hons) fraser.mcdonald@shepherd.co.uk | 07551 173132 – 0141 331 2807 | shepherd.co.uk





Location

OFFICE CASTLEHILL, CAMPBELTOWN, PA28 6AN



The subjects are situated in Campbeltown, the principal settlement on the Kintyre Peninsula within the Argyll & Bute Council area.

Campbeltown benefits from strong transport links with the A83 providing access to the North and Central Belt of Scotland. Campbeltown Ferry Terminal is located approximately 0.5 miles from the subject property, offering services to Tarbert and Ardrossan. Campbeltown Airport is also located nearby offering flights to and from Glasgow International Airport.

Campbeltown Grammar School acts as Campbeltown's main secondary school and is situated approximately 0.9 mile from the subject property. This is further complimented by two primary schools serving the surrounding area.

More specifically, the subjects are located on the south side of Castlehill which is an extension of Main Street within the centre of Campbeltown. The surrounding area consists of a blend between residential and commercial operators including the Argyll Arms Hotel, Campbeltown Town Hall and The Royal Hall



[FIND ON GOOGLE MAPS!](#)



Description

OFFICE CASTLEHILL, CAMPBELTOWN, PA28 6AN



The subjects comprise an ground floor, end terraced office which benefits from dedicated pedestrian access via Castlehill.

Internally, the subjects consist of mixture between open plan and cellular office space, benefitting from carpet floor coverings and hanging LED lighting throughout. The property is further complimented by a kitchen prep area and W/C facilities.

The subjects was previously utilised as part of the neighboring courthouse which acts as a focal point of the Castlehill area of Campbeltown.

The property benefits from significant redevelopment potential, subject to obtaining the necessary planning consents.



ACCOMMODATION

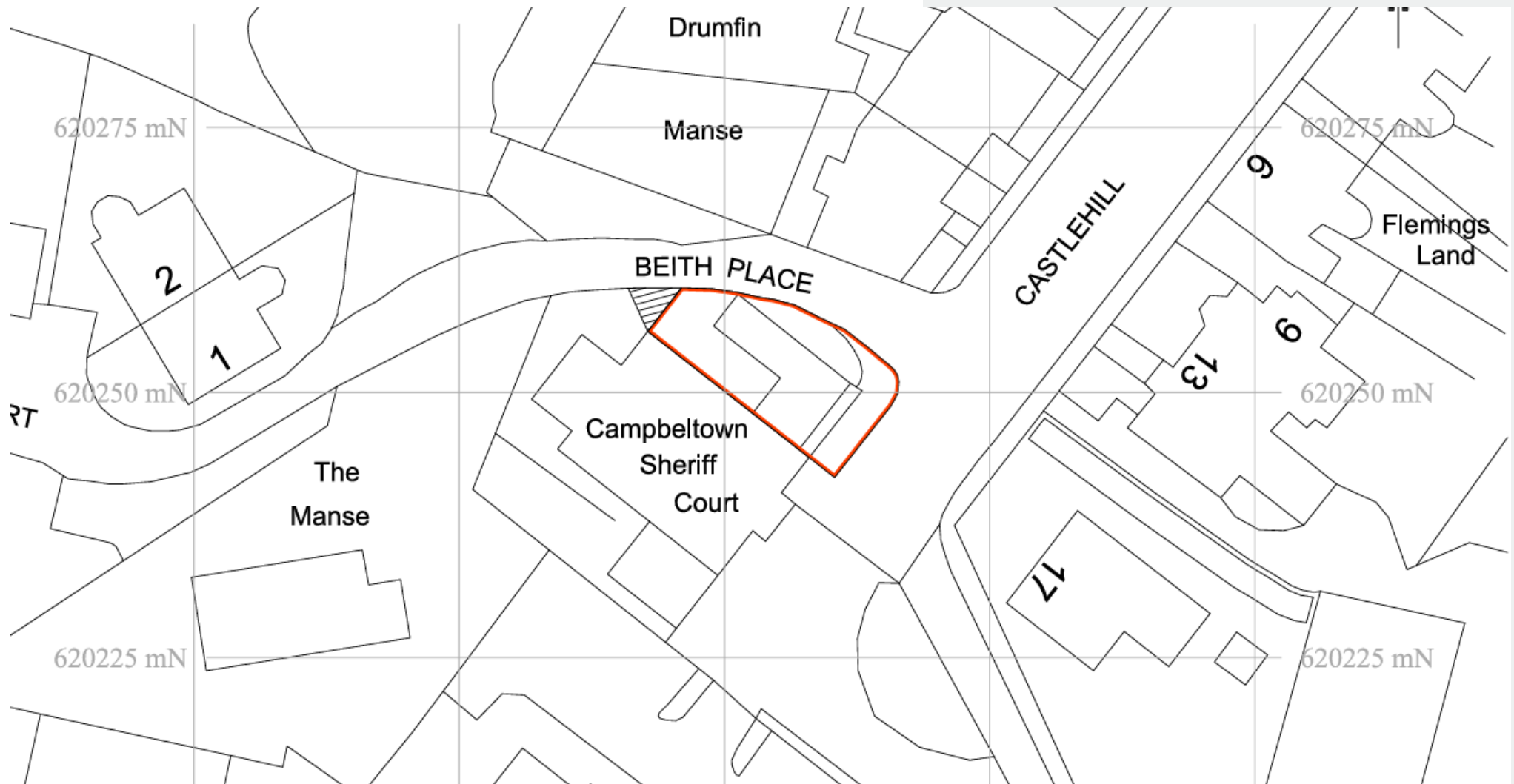
	m ²	ft ²
Accommodation	62.45	672
Total	62.45	672

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Title Plan

OFFICE CASTLEHILL, CAMPBELTOWN, PA28 6AN





Auction Date

The auction will be held on 16th April 2026 at 2:30pm

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

VAT

See Legal Pack.

Energy Performance Certificate

The property has an energy rating of E. a copy of the EPC is available upon request.

Planning

The property was formerly utilised as part of the courthouse although may be suited to alternative uses subject to planning. Interested parties should make their own enquiries with Argyll & Bute Council Planning Department planning.bandc@argyll-bute.gov.uk

Guide Price

The property has a guide price of £40,000

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

Legal Pack

The legal pack is available to view online.

Rateable Value

The premises are entered in the current Valuation Roll with a rateable value of £4,300. If an occupier qualifies for the small business bonus scheme, the occupier will benefit from 100% rates relief. It is also our understanding that the rateable value shall not increase

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Fraser McDonald

Fraser.mcdonald@shepherd.co.uk

Shepherd Chartered Surveyors

2nd Floor, Afton House, 26 West Nile

Street, Glasgow, G1 2PF

t: 0141 331 2807



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

[shepherd.co.uk](https://www.shepherd.co.uk)