



Taylor
Property Consultants

TO LET

Office Premises



**24 POLTALLOCH STREET
LOCHGILPHEAD
PA31 8LP**



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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 southern 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.

Poltalloch Street forms part of the A83 which runs along the front of the town leading towards Ardrishaig and comprises mainly residential premises, although the Bank of Scotland and Virgin Money are located at the end of the street. The prime retailing location of Colchester Square and Argyll Street is 50 metres to the east.

Description

The subjects comprise a traditional ground floor property within a two storey stone and slated terrace. The layout comprises two front offices, a mid section with toilet accommodation and a rear kitchen. The shop has mains supplies of electricity, water and drainage as well as telecoms. Heating is by electric heaters.

Area

Front office:	8.42 sq m (90 sq ft)
Front Office:	7.48 sq m (80 sq ft)
Mid Section:	11.46 sq m (123 sq ft)
Kitchen:	9.05 sq m (97 sq ft)
Toilet:	2.11 sq m (22 sq ft)

Rent

Offers in the region of £4,000 per annum exclusive are invited, exclusive of VAT.

Rateable Value

The subjects have a current rateable value of £5,100 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 incoming 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

To view or for further information, please contact the sole letting agent:

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August 2023