



# PRIME RETAIL PREMISES

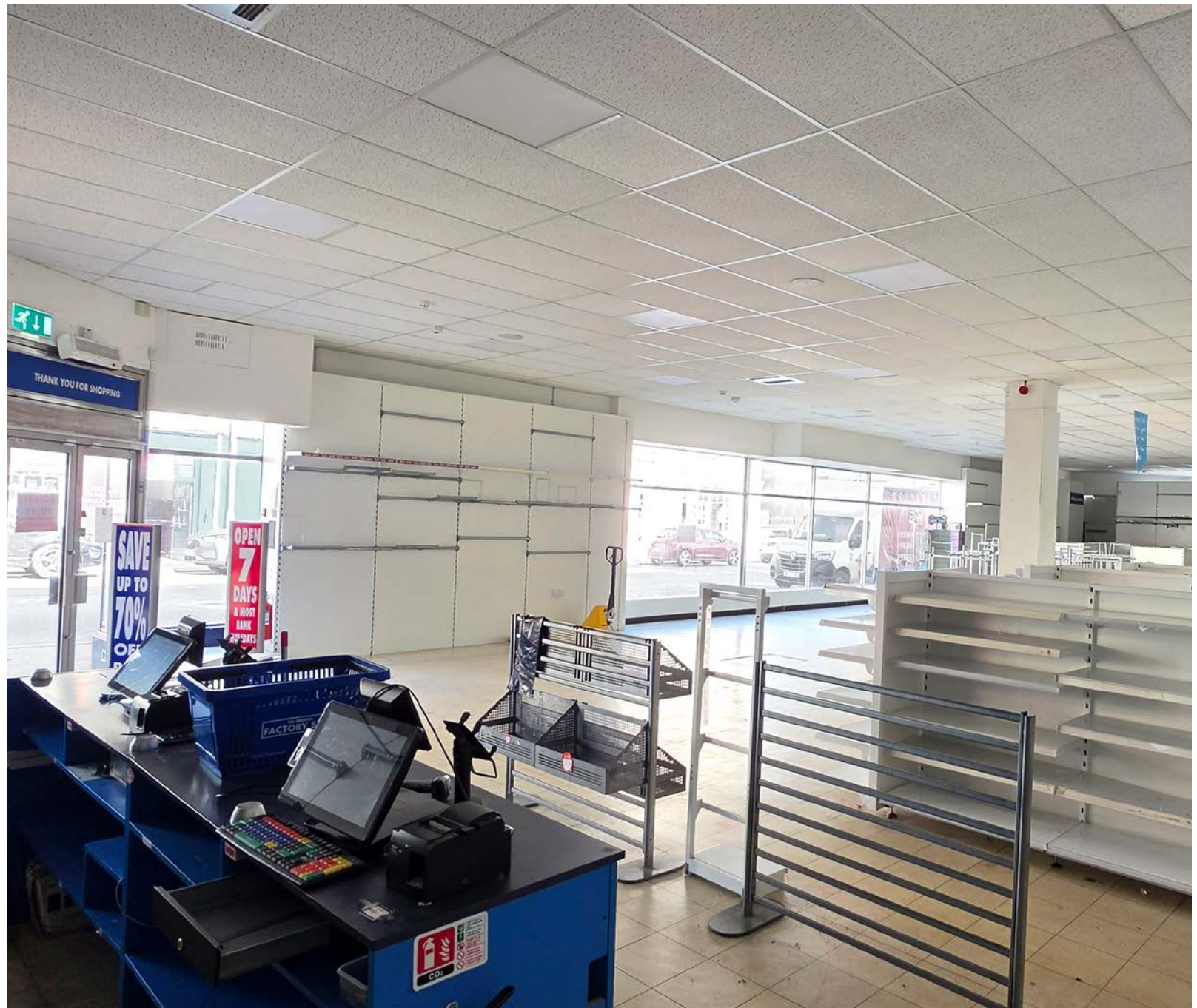
1-3 MAIN STREET • CAMPBELTOWN • ARGYLL & BUTE • PA28 6AD

## PRIME RETAIL PREMISES

- Prime Main Street trading position
- 'Stone's throw' from harbour front, marina & ferry/cruise ship terminal
- Within popular tourist town on the stunning Kintyre Peninsula
- Substantial detached property with exceptional return frontage
- Approximately 9,300 SqFt over 3 floors. Retail on ground & 1st floor
- Rear loading access & public car park to rear
- Well fitted with minimal CapEx required

Asking rent: £55,000 p.a.

Freehold offers  
may be considered



## LOCATION

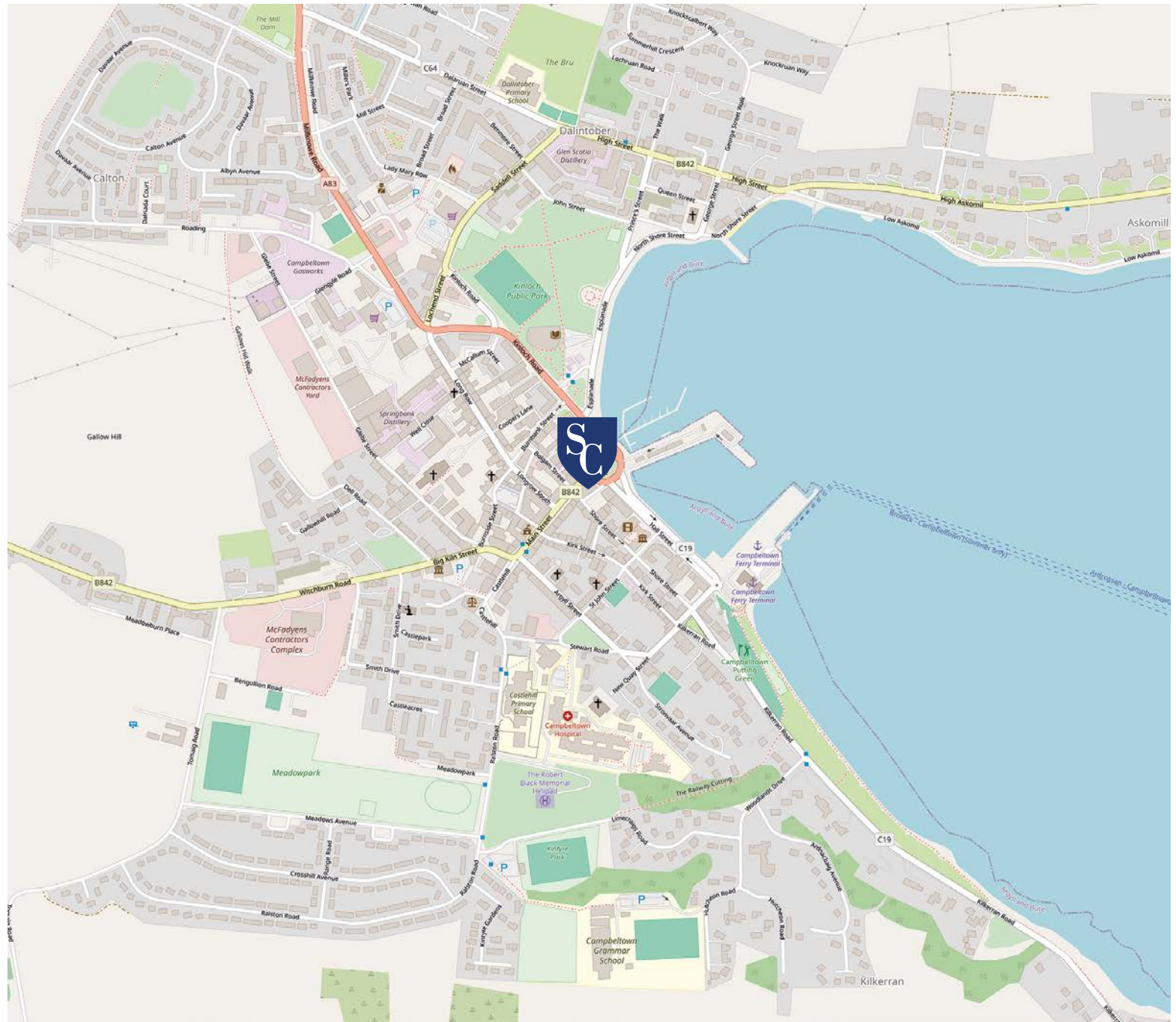
The subjects benefit from not only a prime trading position, but arguably the most prominent trading position in the whole town, at the start of the Main Street and just off the Market Cross roundabout, where the Main Street meets the quayside. Campbeltown is a popular tourist town and former Royal Burgh which lies on the stunning Kintyre Peninsula in Western Scotland.

The subjects lie within a busy commercial area with a good surrounding mix of shops, offices, bars, restaurants & cafes, ensuring good levels of footfall & passing traffic throughout the day and evening. The subjects are only a 'stone's throw' from the harbour front, marina and ferry/cruise ship terminal, and other nearby amenities and attractions include the Campbeltown Picture House, Kinloch Public Park and the Linda McCartney Memorial Garden.

Campbeltown is a charming coastal town known for its rich maritime history, friendly community, and stunning natural surroundings. Once hailed as the "whisky capital of the world," the town still boasts several renowned distilleries and attracts whisky enthusiasts year-round, with 3 new distilleries currently under construction.

Campbeltown offers a unique blend of heritage and tranquillity, with picturesque views over Campbeltown Loch and easy access to unspoiled beaches, golf courses, and walking trails. The town serves as a regional hub for locals and visitors alike, with regular ferry connections, a small airport, and a growing tourism industry driven by its cultural festivals, whisky tours, and outdoor pursuits.

Nearby Machrihanish Golf Course is world renowned and is undergoing a multi-million-pound expansion including the addition of a second 18-hole championship links course, including a new luxury hotel, clubhouse, and 50 new golf cottages. This will greatly enhance the local economy and has in part also led to work being done on Campbeltown Harbour to cater for cruise ships and large boats, including





the Waverley, in anticipation of the local boom and expected increase in visitor numbers from throughout the world.

## THE PROPERTY

The subjects comprise a substantial, detached, three storey and basement property of brick construction with a rendered finish, under two sections of flat roof.

## DESCRIPTION

The subjects are accessed via two double entrance doorways on the corner of Main Street and Shore Street leading into the large open plan retail area on ground floor, with a storeroom to the rear. Customers can access the first-floor retail space via a stairway as well as an elevator, and there is a staff stairwell to the rear giving access to all floors. The first floor provides a further large retail area, a large stock room, customer toilet and office area. The second floor provides further storage, cleaners cupboard, staff toilets and kitchen/staff areas. The boiler room is located in the basement of the property.

The premises have only recently been vacated and are in good order throughout with vinyl tiled flooring, suspended ceilings, till area and fitting rooms, and still have the wall mounted shelving and gondola shelving units in place. The premises benefit from alarm, cctv system, air conditioning and customer elevator.

## SIZE

We understand that the premises have the following gross internal areas:

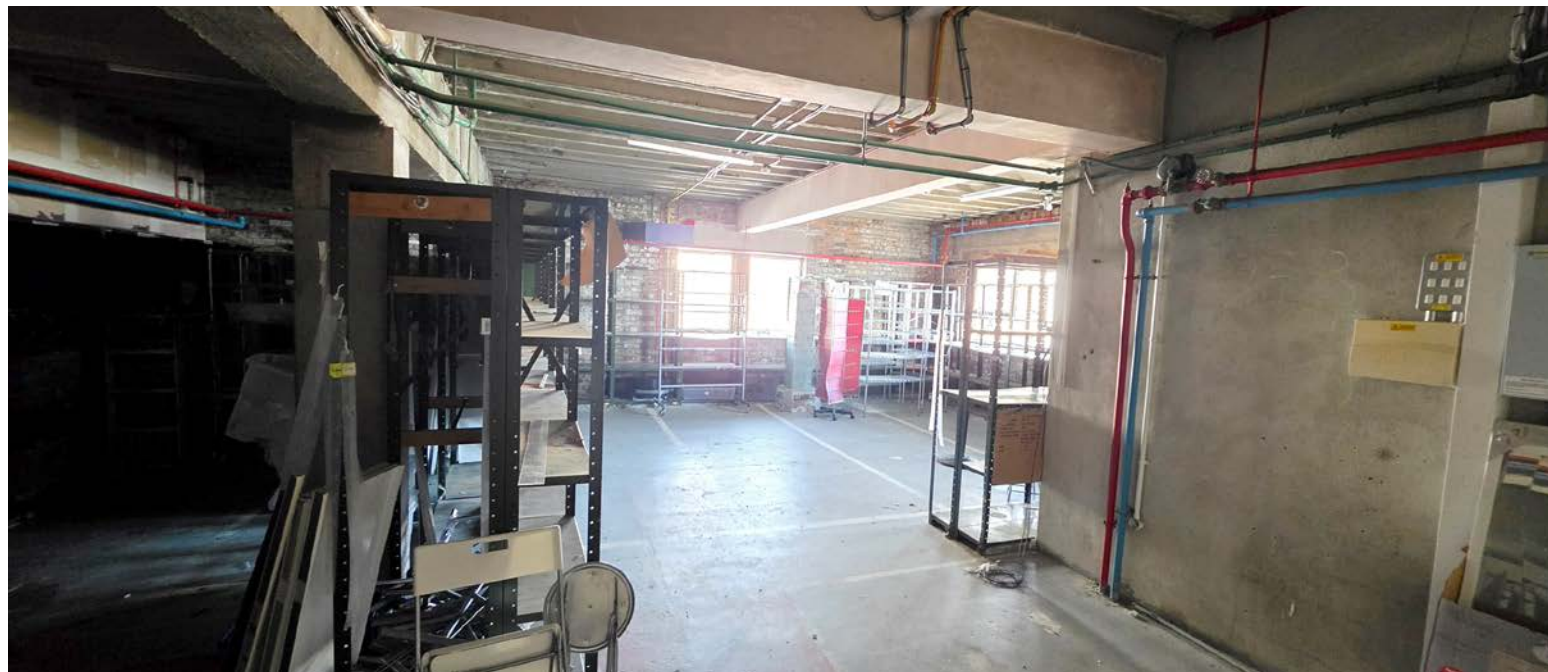
**Ground: 382.72 SqM (4,118 SqFt)**

**First: 383.27 SqM (4,124 SqFt)**

**Second: 100.49 SqM (1,081 SqFt)**

**Basement: 25.27 SqM (272 SqFt)**

**Total: 891.75 SqM (9,595 SqFt)**



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## BUSINESS RATES

The subjects are entered into the current valuation roll from 1st April 2026 as having a rateable value of £27,250.

### ASKING RENT/PRICE

The property is available on a new full repairing and insuring (FRI) lease on negotiable terms and duration, and we are seeking an initial rental of £55,000 per annum.

Freehold offers may be considered.

## VAT

We have been advised that the property is not elected for VAT.

## EPC

A copy of the Energy Performance Certificate is available on request. The rating is pending.





## AML

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

## VIEWING & FURTHER INFORMATION

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Smith & Clough  
BUSINESS ASSOCIATES

**PROPERTY MISDESCRIPTIONS ACT 1991:** The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change without our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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All plans are indicative only - not to scale

MAP © OpenStreetMap contributors



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