



FALCONER
PROPERTY CONSULTANTS

TO LET

108 George Street, Oban,
PA34 5NT

RETAIL UNIT WITH CLASS 2 CONSENT

- LEASE FROM £10,500 PER ANNUM
- 524 FT²
- PROMINENT RETAIL PITCH IN TOWN CENTRE
- GOOD LEVELS OF PARKING
- CLASS 1 OR 2 USE
- PROMINENT FRONTAGE
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- HIGH LEVELS OF PASSING TRADE



LOCATION

Oban is situated on the west coast of Scotland, approximately 100 miles north of Glasgow and 50 miles south of Fort William. The town has a resident population of 9,000 people, with a catchment of approximately 30,000, which increases considerably during the peak summer tourist season.

The subjects occupy a prominent position on the Eastern side of George Street, the main vehicular road and retailing thoroughfare of Oban. Nearby occupiers include Trespas, William Hill, Specsavers, Rogerson Fine Footwear, Timpson, Mountain Warehouse, Oxfam and the Whisky Shop.



DESCRIPTION

The subjects comprise a ground floor retail unit contained within a three storey building of stone construction surmounted by a pitched and slated roof.

Internally the accommodation has been arranged to provide open plan front sales area, with rear storage space and w.c.

The subjects benefit from having Class 2 consent and can trade as either an Office use or Class 1 Retail use. Alternative uses such as class 3 might be considered, subject to obtaining the relevant planning consents.

Included in the lease is a small remote store located to the rear of the unit.

The landlord has obtained building warrants to reconfigure the unit into an open plan layout and will be undertaking the work and refurbishing the whole unit shortly.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

48.71m²/524ft²

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Argyll and Bute Council Planning Department.

PROPOSAL

Lease from £10,500 per annum for a new FRI lease.

EPC

F.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

RATING

Rateable value £6,700.

VAT

N/A.



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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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