



# FOR SALE / MAY LET

## FORMER RESTAURANT

43 Stevenson Street, Oban , PA34 5NA

Attractive Retail Unit in Oban Town Centre.

Class 3 Use.

Good transport links.

Net internal area of 79.26 sq.m (853 sq.ft.)

Offers over £160,000 are invited.

Will also consider leasing.

## LOCATION

The property is situated within the town centre of Oban, which is the administrative and commercial centre of this part of Argyllshire. The town is a gateway to the isles, with the ferry terminal being within walking distance of the property.

Glasgow lies approximately 91 miles south and is readily accessible via the A85 and A82 trunk roads. Oban railway station lies within walking distance to the property and affords a direct route to Glasgow city centre.

The immediate surrounding area is mixed in nature, with the subjects occupying ground floor and residential dwellings on upper floors. Other commercial occupiers include Bid4Oban, Wallace Optometrists, Rutherford's and The Lorne Bar.

The approximate location of the property is shown on the appended street plan.

## DESCRIPTION

The property comprises a ground floor unit of a three-storey tenement building, with residential flats occupying upper levels.

Internally, the premises comprise a regularly rectangle shaped layout with a partitioned section to the rear. The premises also benefit from excellent natural daylighting, gas central heating, a substantial kitchen area and separate male, and female toilet facilities.

Access is afforded directly from Stevenson Street.

## FLOOR AREA

The subjects have a Net Internal Floor Area of approximately 79.26 sq.m (853 sq.ft.).

## RATES

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £10,100.

Please note that a new occupier has the right to appeal the current assessment.

## SALE TERMS

Offers over £160,000 are invited for the purchase of our client's heritable interest. Letting the property will also be considered.

## VAT

All prices quoted are exclusive of VAT, where applicable.

## EPC

A copy of the Energy Performance Certificate is available upon request. The EPC rating is G.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

Leah Sellers  
Tel: 07879 626448  
e-mail: Leah.Sellers@dmhall.co.uk

or

Jonathan McManus  
Tel: 07771 606582  
e-mail: jonathan.mcmanus@dmhall.co.uk



DATE OF PUBLICATION  
FEBRUARY 2024

REFERENCE  
WSA2558





#### IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give 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 intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in 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 outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our client's solicitors.