

DM HALL

For Sale

Class 1A Retail -
Former TOFS Unit
(May Let)

18-20 Combie
Street, Oban,
PA34 4HN



7,911 sq ft
(734.96 sq m)

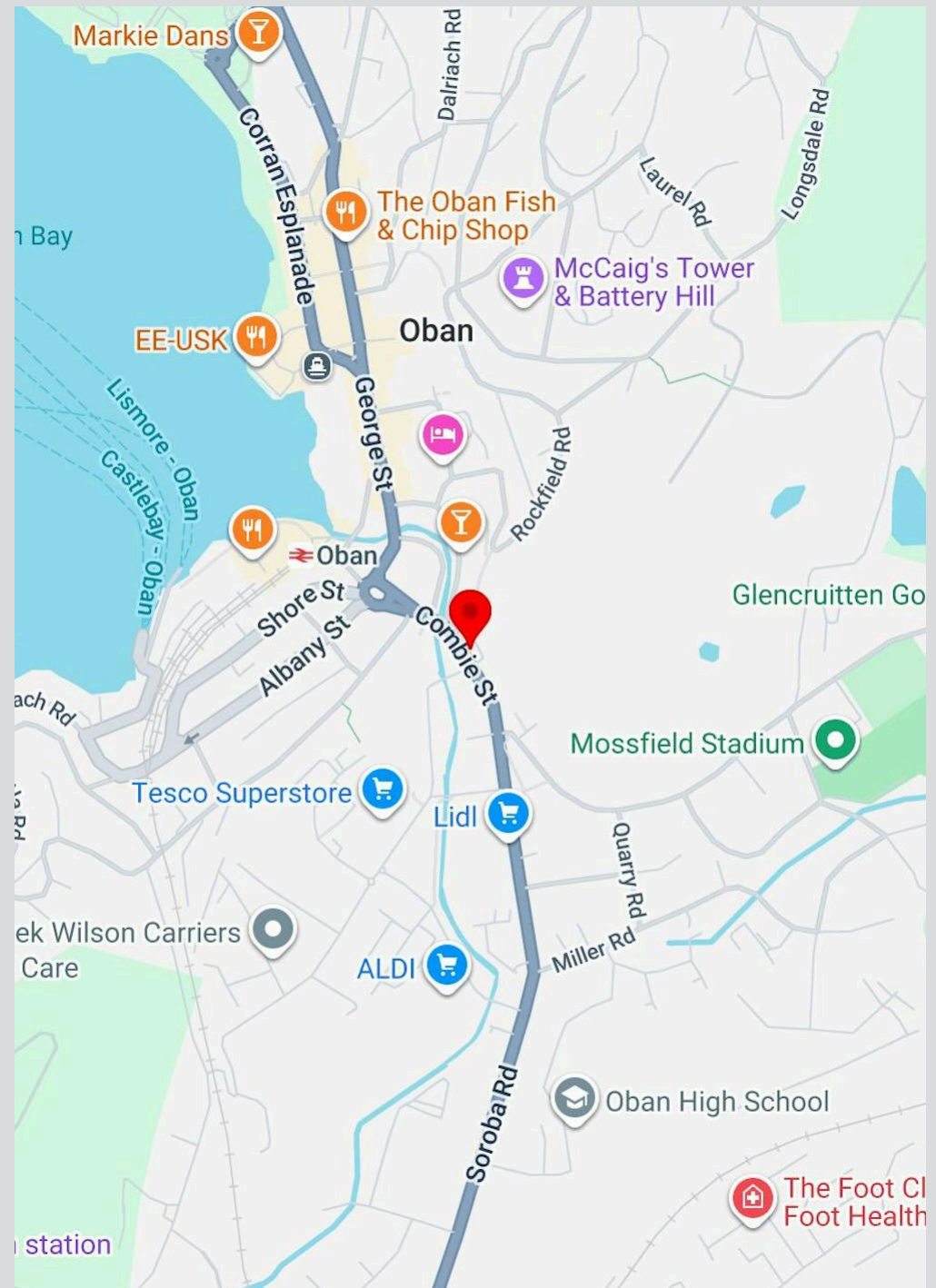
- FOR SALE (may let)
- Situated in the heart of Oban.
- Well presented property, with excellent frontage.
- Located just a few minutes walk from Oban Train Station.
- Self contained retail unit.
- Offers over £300,000 invited.

LOCATION

Oban is the main town within the area of Argyll and Bute and lies on Scotland's west coast. The town has a resident population of approximately 8,000, although this can increase significantly during the holiday season. Oban serves as an important ferry terminal, providing links to a number of Scottish islands.

The subjects are situated on the west side of Combie Street, at the junction with Market Street, a busy street in the heart of Oban, located just a few minutes walk south of Oban Railway Station.

The surrounding area is predominantly commercial in nature, with nearby occupiers including Kwik Fit, Screwfix, and a variety of hotels. A short distance to the south-west is a retail park, which includes supermarket stores such as Tesco, M&S, Lidl, and Aldi.



DESCRIPTION

The property is single storey and self contained. It is constructed in brick and stone beneath a pitched slate roof, with the main rear section benefiting from a flat felted roof.

Internally, the property provides a traditional retail layout, with a predominantly open plan main sales area and an additional sales space located within the rear section of the store. To the rear of the unit, there is also a staff kitchen, office accommodation, and two toilet facilities.

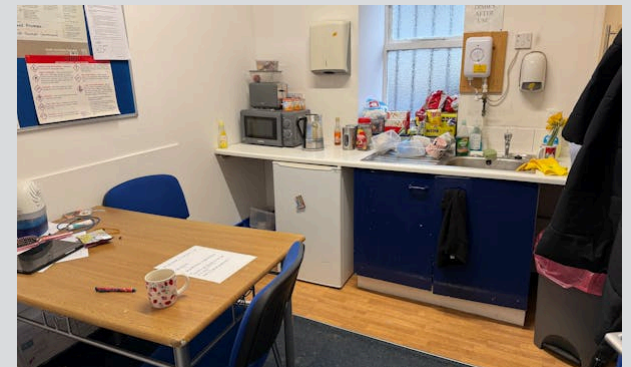
The property benefits from an excellent frontage with multiple display windows. In addition, there is a loading bay to the rear of the property, providing convenient access for deliveries and servicing. In addition to this, a sum in the region of £90 - £100k was spent within the past 2 — 3 years on repairs and maintenance to the external fabric at this property.

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS

Each party to bear their own costs



VAT

All prices quoted are exclusive of VAT which may be chargeable.

PRICE

Offers in excess of £300,000 Will be considered for the freehold interest. We will also consider lettings enquiries.

NON-DOMESTIC RATES

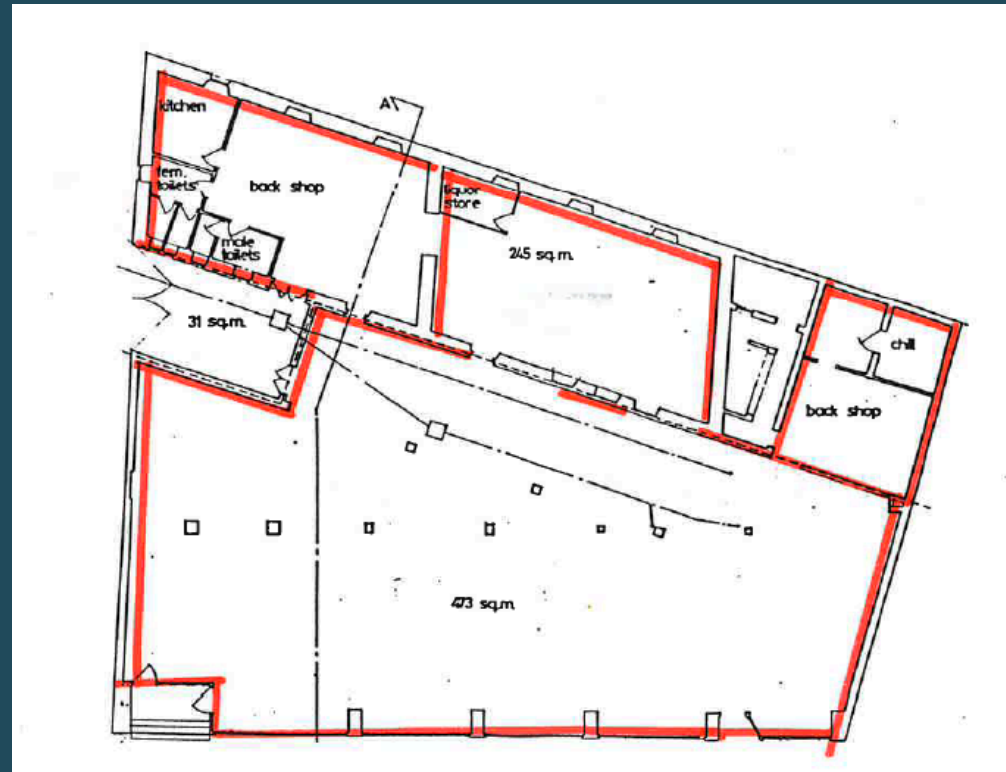
Rateable Value: £45,000

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

Jonathan McManus

07771 606582

jonathan.mcmanus@dmhall.co.uk

Louis Holmes

07787 308812

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DM Hall

24-28 Bothwell Street
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0141 332 8615

DM HALL



Regulated by
RICS

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 clients' solicitors.

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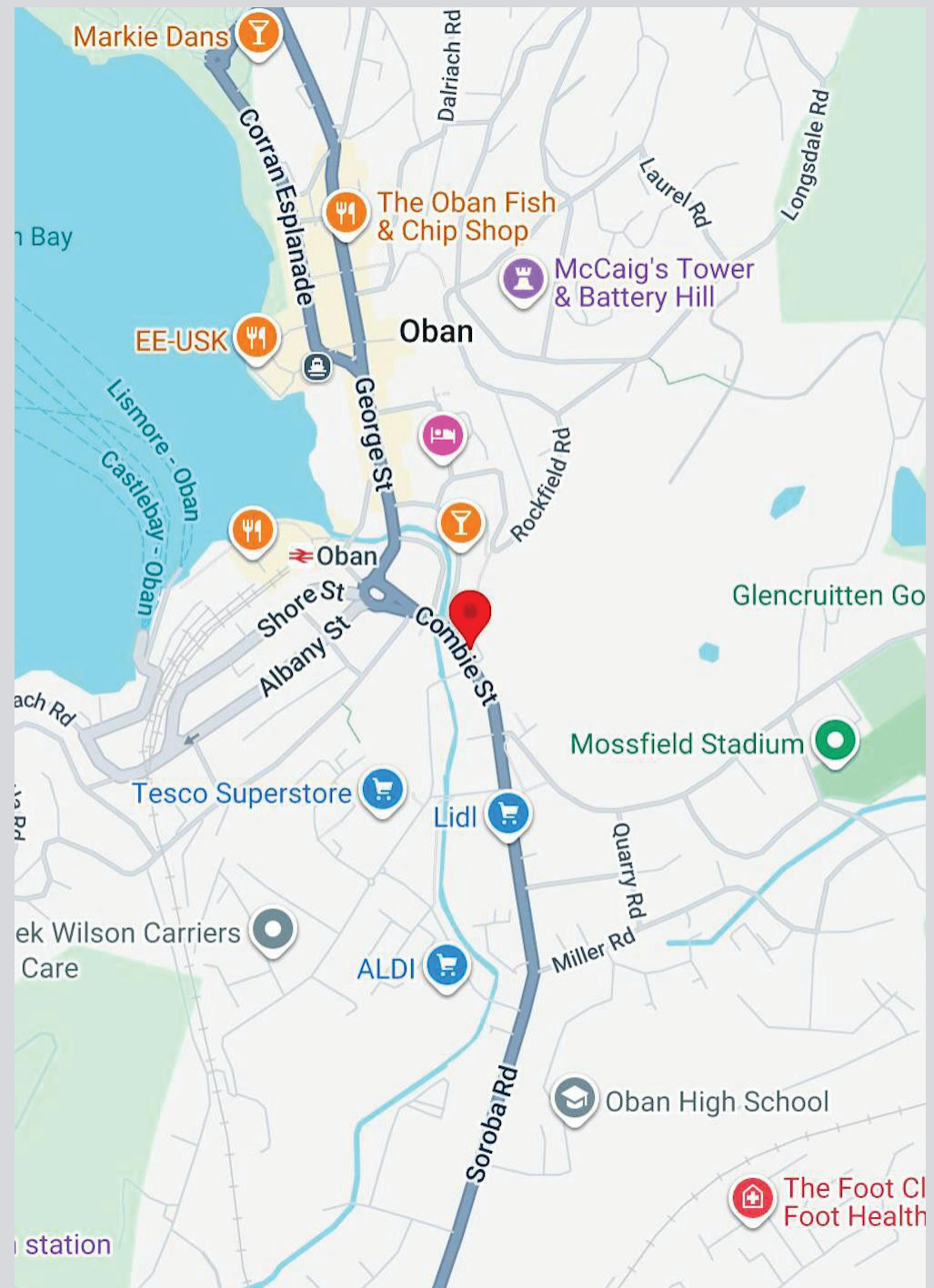
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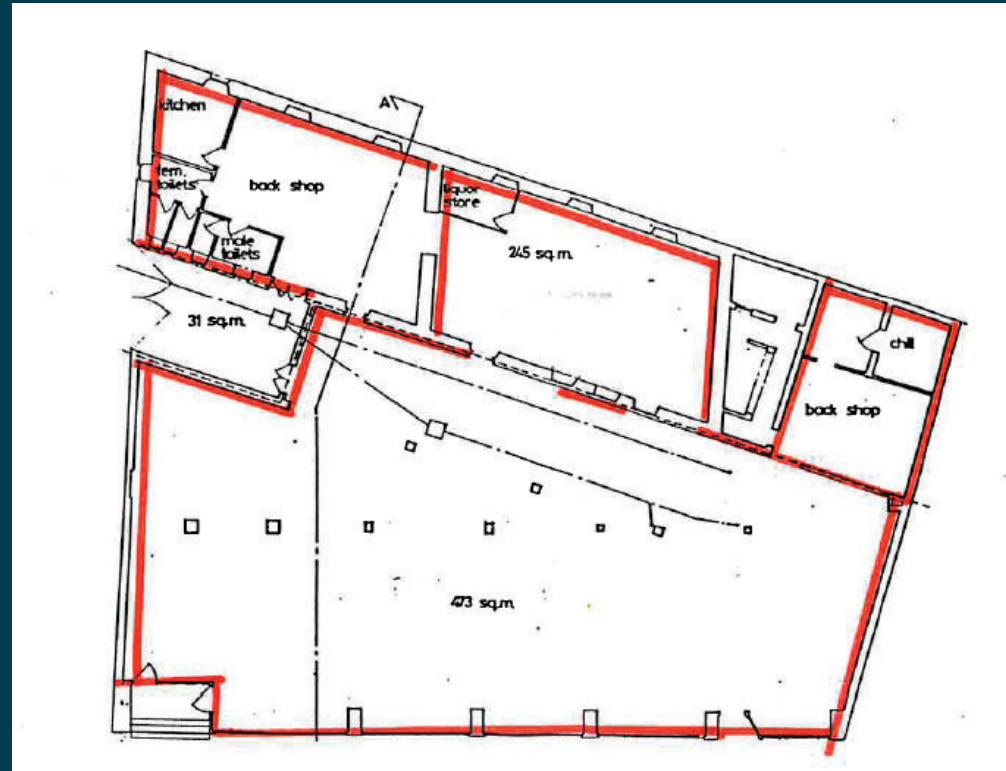
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