Ryden

FOR SALE

DEVELOPMENT LAND FOR BUSINESS USE

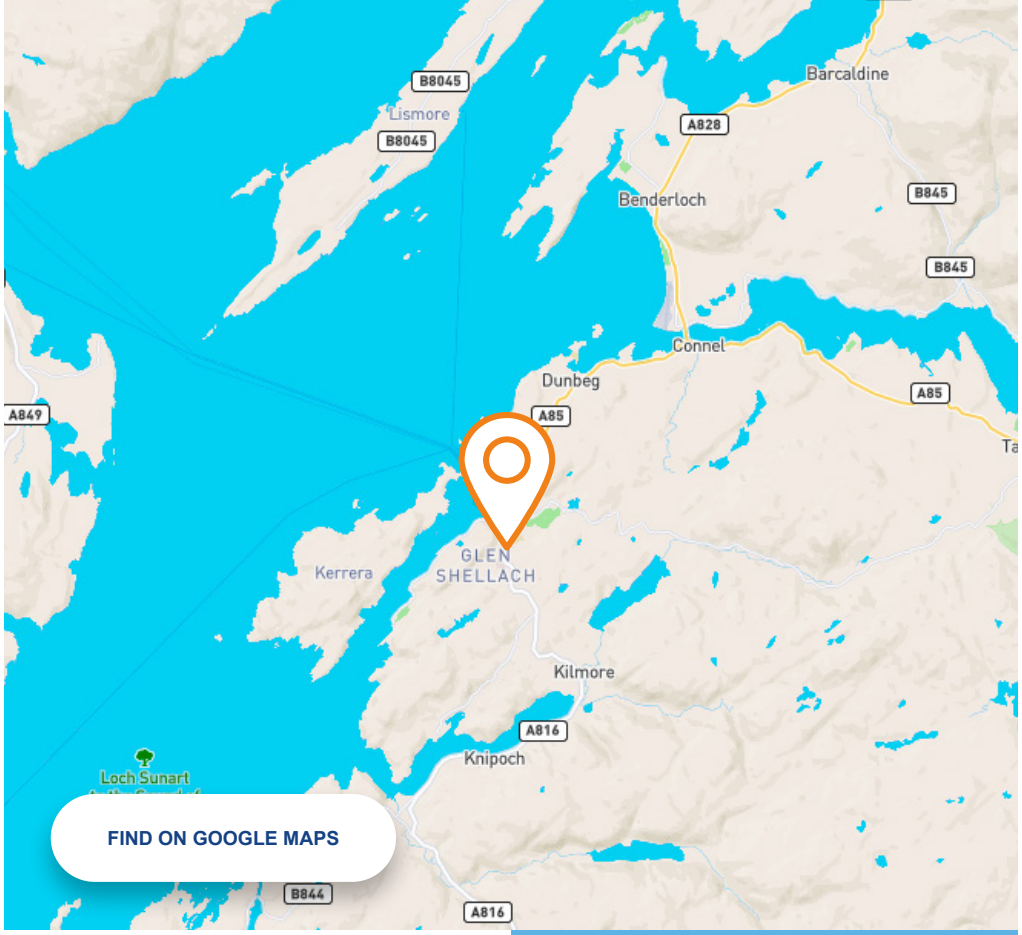


GLENSHELLACH BUSINESS PARK
GLENGALLAN ROAD
OBAN
PA34 4HH

ON THE INSTRUCTIONS OF HIGHLANDS & ISLANDS ENTERPRISE

SUBJECTS COMPRISE 2 SEPARATE SITES AVAILABLE FOR CLASS 2 & 4 USE

FIND OUT MORE AT RYDEN.CO.UK



FIND ON GOOGLE MAPS



LOCATION

Oban is a well-established town lying on the west coast of Scotland. It is a popular tourist resort and serves as the main ferry terminal for the Western Isles.

The properties are located within Glenshellach which was developed in recent years by Highlands & Islands Enterprise. The sites are located close to the entrance of the estate accessed from Soroba Road and lies close to the local Hospital.

DESCRIPTION

The subjects comprise 2 areas of land available for development. The sites have been prepared including installation of the infrastructure of roads, lighting, water, electricity and drainage connections. The sites have surface material that requires removal prior to development.

PLANNING

The site has been developed as a business park and it is anticipated that it will be utilised for uses fallingwithin Classes 2 and 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. This permits use of the site for financial, professional and other services and for business. Any development of course would be subject to planning consent. Our clients are anxious to ensure that the business park is developed to a high standard and will contain prestigious and clean business uses. Accordingly the use of the sites will be of importance to them and any offer to buy should give full details of the purchasers intention for the site. In addition the design of the buildings will be an important consideration and particular attention will be required to the finishes used in the buildings and landscaping.

CONDITION OF SALE

As a condition of the sale purchasers will be required to enter into a Section 32 agreement in terms of HIE's enabling legislation. This will restrict the use to that falling within Classes 2 & 4 of the Town & Country Planning (Use Classes) (Scotland) Order 1997.

PRICES

Site 6 - £58,000 plus VAT

Site 7 - £53,000 plus VAT

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

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GET IN TOUCH

Please get in touch with our agent for more details.

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