

TO LET

**OFFICE / RETAIL
UNIT**

ATTRACTIVE MODERN
BUILDING

SUITED TO CLASS 1A OR
CLASS 2 USE

74.57 SQ. M. (802 SQ. FT.)

NO RATES PAYABLE SUBJECT
TO STATUS

OFFERS OVER £8,000 PER
ANNUM



WHAT 3 WORDS

4 CASTLEHILL, CAMPBELTOWN, PA28 6AA

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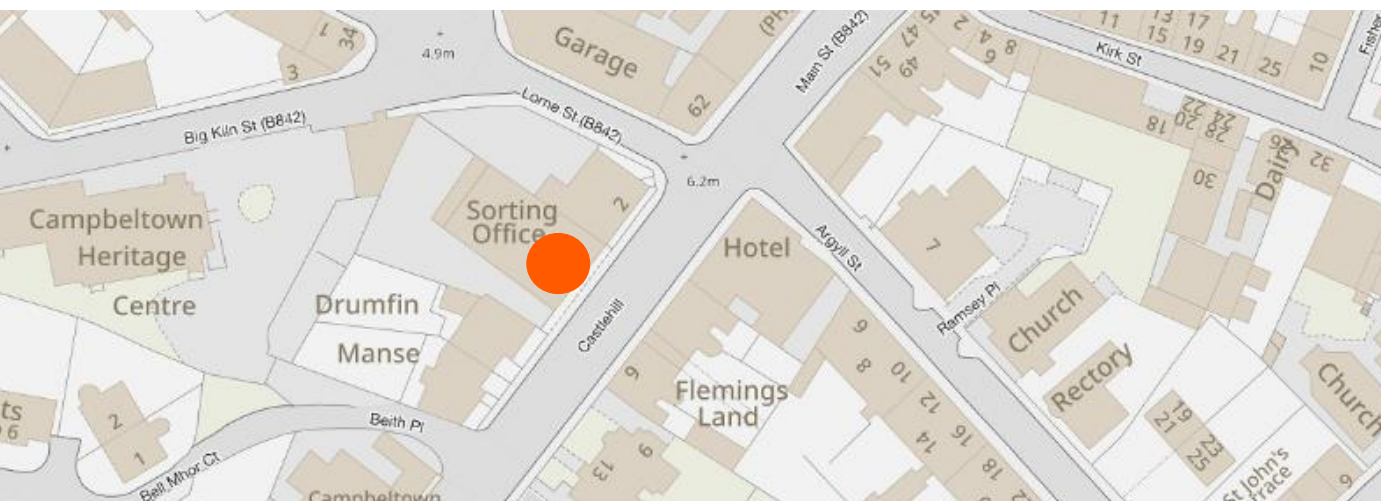
Location

4 CASTLEHILL, CAMPBELTOWN

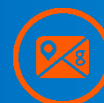


The subjects are located in Campbeltown the principal settlement on the Kintyre Peninsula in the Argyll & Bute Council area and having a resident population of around 2,700.

The town contains an interesting mix of local traders and national multiples with Castlehill being set in an edge of town location in an area of mixed commercial and residential use.



Description

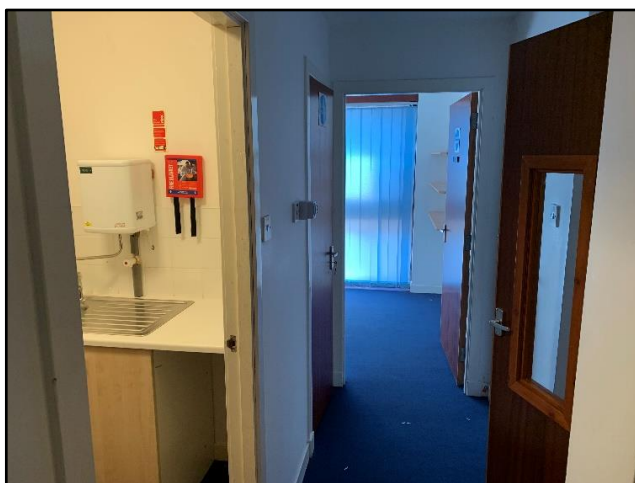


FIND ON GOOGLE MAPS



Description

4 CASTLEHILL, CAMPBELTOWN



The subjects comprise ground floor office/retail unit within a two storey property of traditional construction with stone walls and pitched and slate roof.

A series of display windows are included in the front elevation with display signage above.

Internal accommodation comprises the following:

- > Entrance Vestibule
- > Retail Space
- > W.C.

Internally the subjects are well appointed to a modern standard and considered suitable for a range of Class 1A (Retail) or Class 2 (Office) uses.

Accommodation

	m ²	ft ²
Total	74.57	802

The above floor areas have been calculated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Rental

Rental offers over **£8,000 per annum** are invited.

Lease Terms

The property is available on a new full repairing and insuring lease of negotiable length.

Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £3,950

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

Energy Performance Certificate

A copy of the EPC is available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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Arlene Wallace
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Shepherd Chartered Surveyors
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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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