

FOR SALE

OFFICE / RETAIL

Ground Floor Office / Retail Unit

Prominent Frontage to
Airds Crescent

Excellent Location within
Oban Town Centre

Floor Area: 75.43 m² (810 ft²)

May Suit Various Uses, STP

Qualifies for 100% Rates Relief

On-Street Car Parking

Sale Price: Offers Over: £130,000



WHAT 3 WORDS

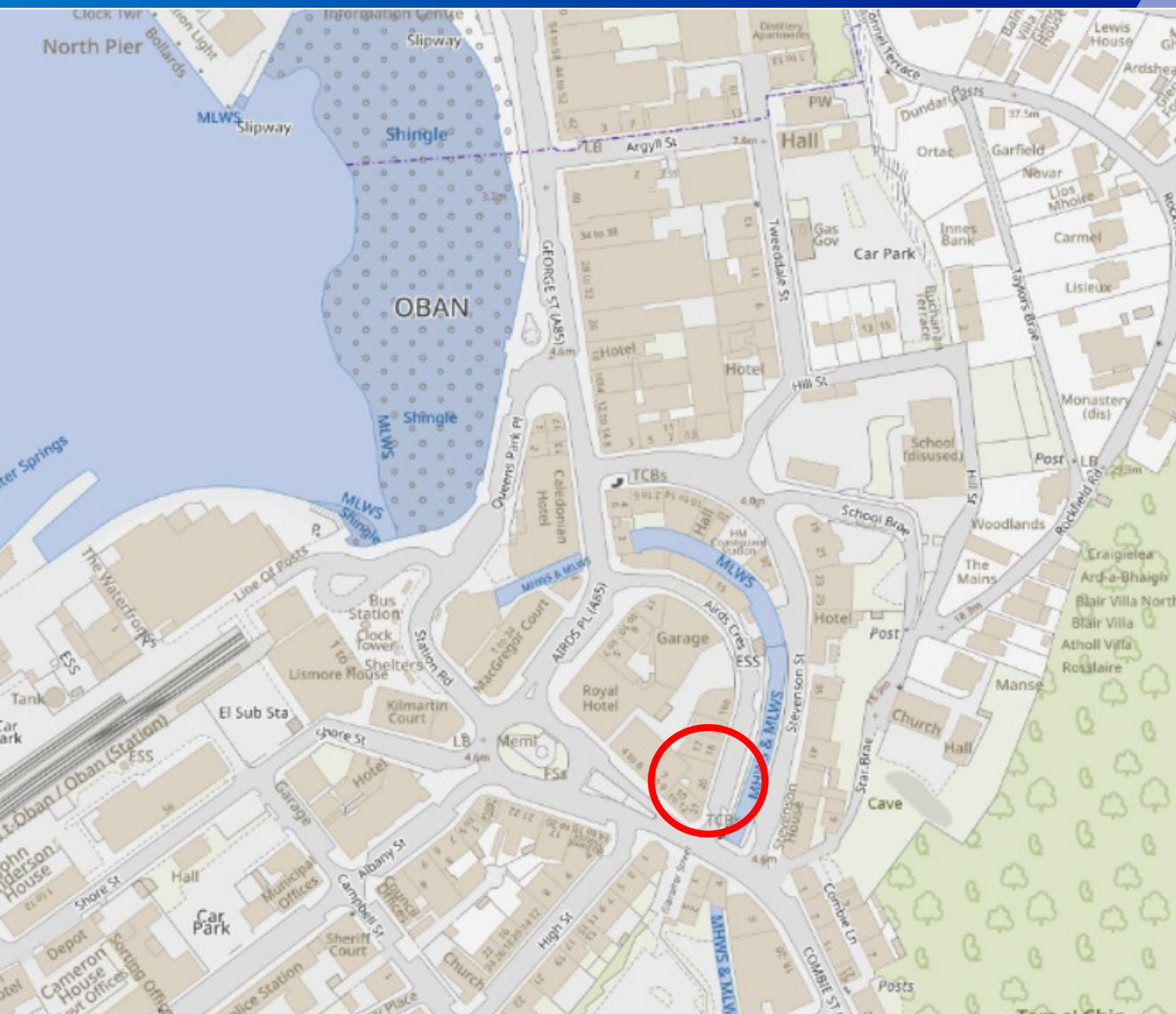


VIDEO TOUR

19-21 AIRDS CRESCENT, OBAN, PA34 5SJ

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LOCATION

Oban "The Little Bay" in Gaelic, is a well-established port town within Argyll and Bute Council Area and is one of Scotland's most popular tourist destinations located on the coast of the beautiful Firth of Lorn with stunning views out to the islands of Lismore and Kerrera with the Isle of Mull beyond. Oban is known as the "Gateway to the Isles" and is Caledonian MacBrayne's busiest ferry terminal serving the Western Isles.

Oban lies at the western end of the A85 road which joins the A82 to Glasgow (96 miles southeast). The town is approximately 45 miles south west of Fort William and 110 miles south west of Inverness. A number of trains run regularly between Oban and Glasgow and the central belt and a regular bus timetable also operates to and from the town. Oban Airport is located 5.8 miles northeast of Oban, near the village of North Connel. Hebridean Air Services offer regular scheduled flights to the Isles including flights to Coll, Tiree, Islay and Colonsay.

The town is served by the Lorn & Islands District General Hospital. Oban has a major High School Campus, a new building was erected in 2019, serving the town itself, the surrounding villages and the scattered rural and island communities of North Argyll. Park Primary School at the north end of the town provides primary education.

Attractions in the area include Oban Distillery and Visitor Centre, McCaig's Tower and Battery and the Oban War and peace Museum, to name a few. There is an Ocean Explorer Centre situated in a scenic location next to the beach on the Dunstaffnage peninsula, and adjacent to the 13th century Dunstaffnage Castle, 3.5 miles to the northeast. There are numerous hotels and B&B establishments operating throughout the town.

The subject property is located to the east of Argyll Square within Oban town centre on Airds Crescent a one-way street which is directly accessed from the main thoroughfare of George Street (A85) and leads to Crombie Road (A816) and thereafter Soroba Road. There is on street parking to the front of the property. There is a good selection of both local and national operators in the immediate vicinity.

**PROMINENT OFFICE / RETAIL UNIT
OBAN TOWN CENTRE**



FIND ON GOOGLE MAPS



DESCRIPTION

The property comprises the ground floor of a wider 3-storey and attic mid terraced tenement block of traditional stone construction under a slated pitched roof. The external walls of the ground floor unit have been painted to reflect the current occupier's corporate branding.

The subjects benefit from large display windows fronting to Airds Crescent with access to the unit provided via a UPV door at pavement level.

There is a small single storey extension to the rear of the ground floor under a flat fibreglass covered roof.

Internally the subjects have solid flooring, painted plastered walls and ceilings and fluorescent lighting throughout.

The property is currently configured to provide 3 cellular offices, a kitchenette and cloakroom.

FLOOR AREA

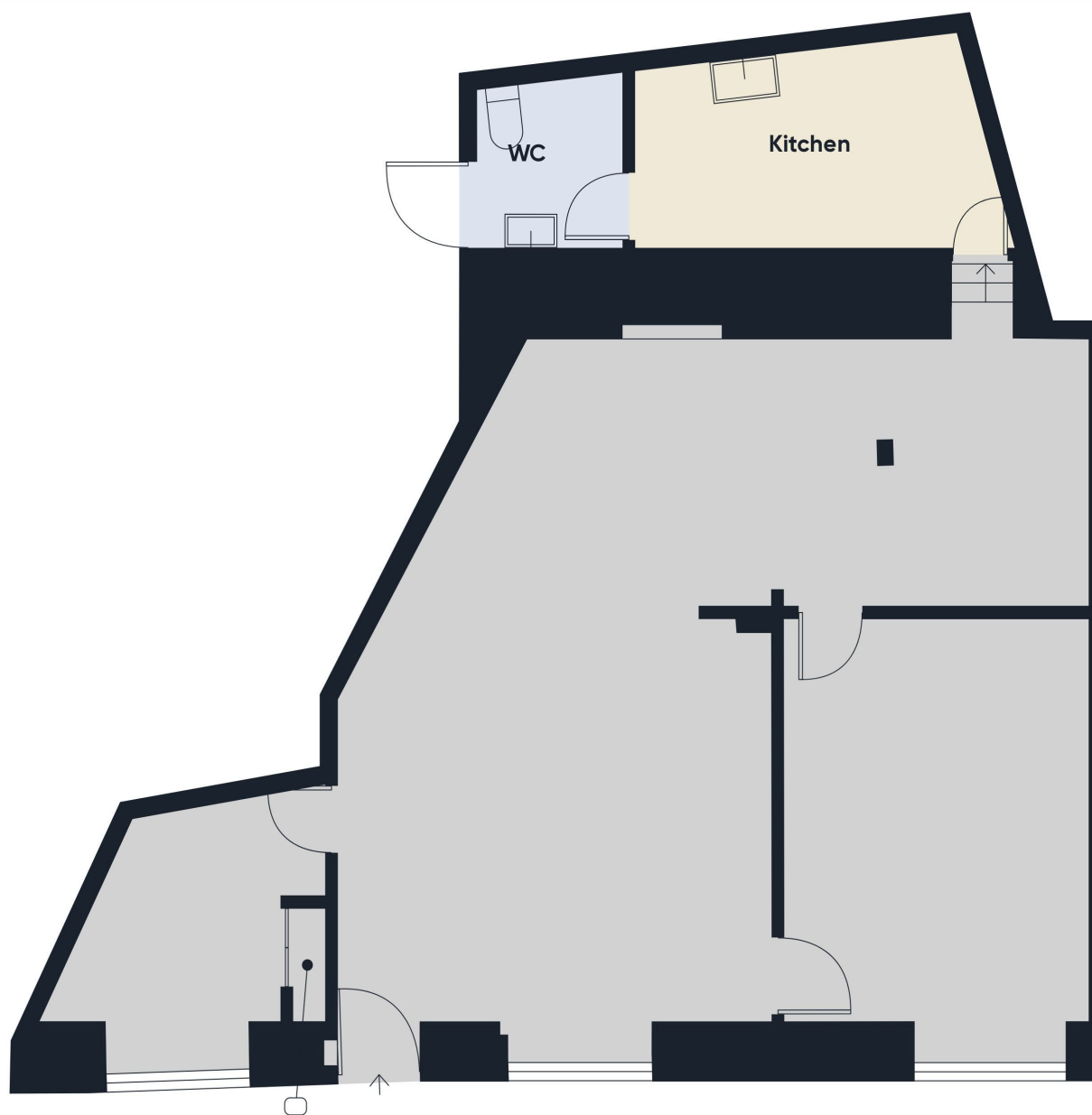
The property extends to the undernoted approximate floor area.

Floor	NIA (m ²)	NIA (ft ²)
Ground Floor	75.43	810
TOTAL	75.43	810

PLANNING

The property has Class 1A (Shops, Financial, Professional and Other Services) planning use consent in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Other uses may be permissible subject to securing the appropriate planning use consent. Please discuss any proposals with the marketing agents.







RATEABLE VALUE

The property is currently listed on the Scottish Assessor's portal with a NAV/RV of: £9,200.

The property qualifies for 100% Rates Relief in terms of the Small Business Bonus Scheme.

EPC

Details area available on request.

SALE TERMS

Our client may consider a sale of their Heritable Interest (Scottish Equivalent of English Freehold) in the property.

Sale Price: Offers Over £130,000, exclusive of VAT invited.

VAT

The property is elected for the purposes of VAT. VAT will apply to any transaction.

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in any transaction.

The incoming tenant or purchaser will be responsible for LBTT, Registration Dues and VAT thereon.



Get in Touch

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



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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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE: February 2025.