

FOR SALE

INDUSTRIAL UNIT

FORMER FOOD PROCESSING USE

HERITABLE SITE EXTENDING TO 0.54
HECTARES (1.34 ACRES) OR THEREBY

FLOOR AREA: 946 M² (10,190 FT²)

DEVELOPMENT POTENTIAL

EASY ACCESS TO A85 ROAD

OFFERS OVER: £150,000

VAT FREE SALE



WHAT 3 WORDS

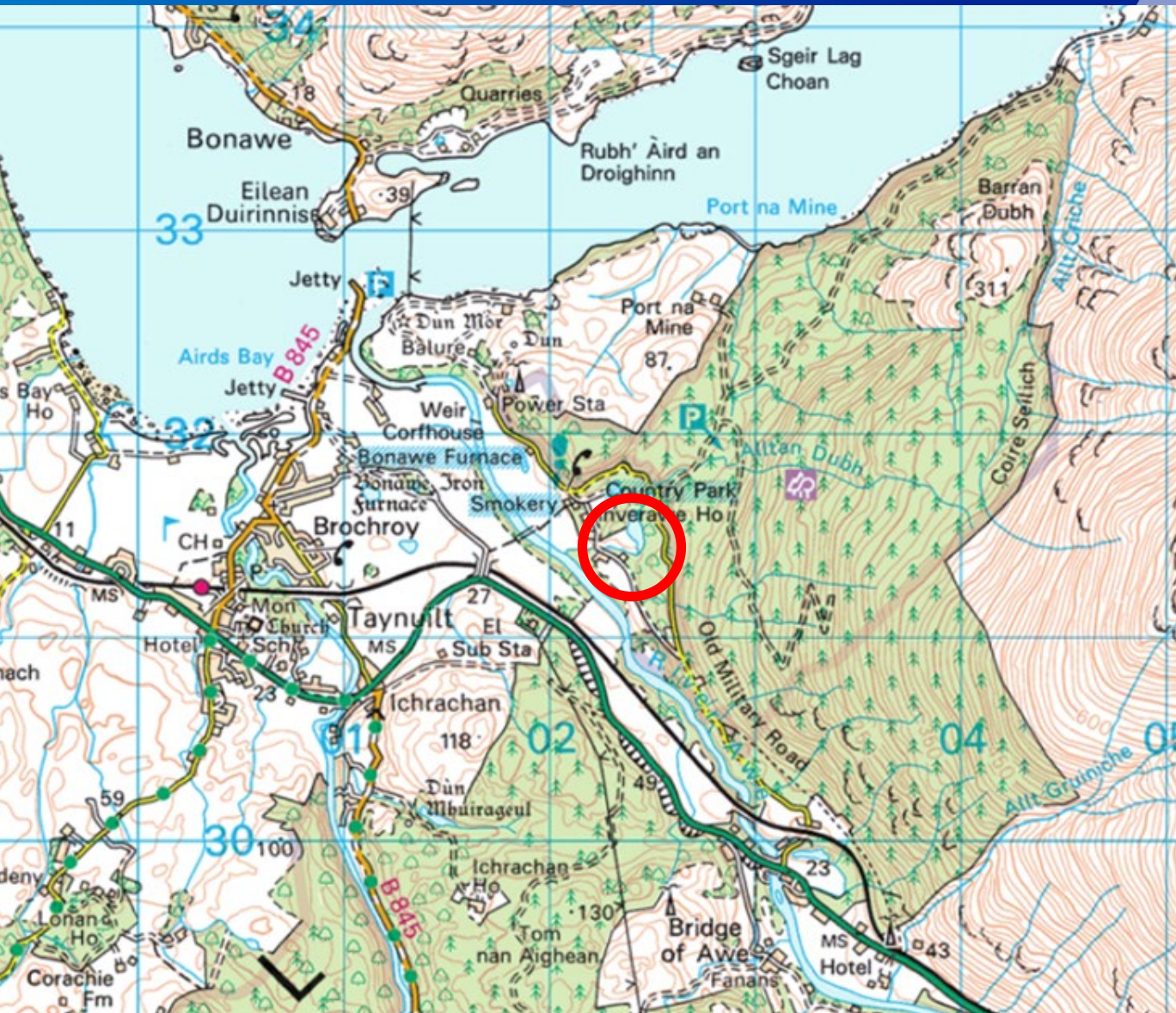


VIRTUAL TOUR

INDUSTRIAL / WAREHOUSE - INVERAWE, TAYNUILT, PA35 1HU

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**Heritable Industrial / Warehouse,
set in circa 1.34 acres**



FIND ON GOOGLE MAPS

LOCATION

The subjects are located at Inverawe, by Taynuilt, on the eastern side of the River Awe. Taynuilt is a small rural settlement situated approximately 12 miles east of Oban and 70 miles north west of Glasgow.

Oban, the principal town of North Argyll and widely regarded as the 'Gateway to the Isles', provides a full range of retail, commercial and leisure facilities together with regular transport links to Glasgow and beyond.

Local facilities within Taynuilt are more limited but include a small selection of shops, a post office and cafés, serving the immediate surrounding area.

DESCRIPTION

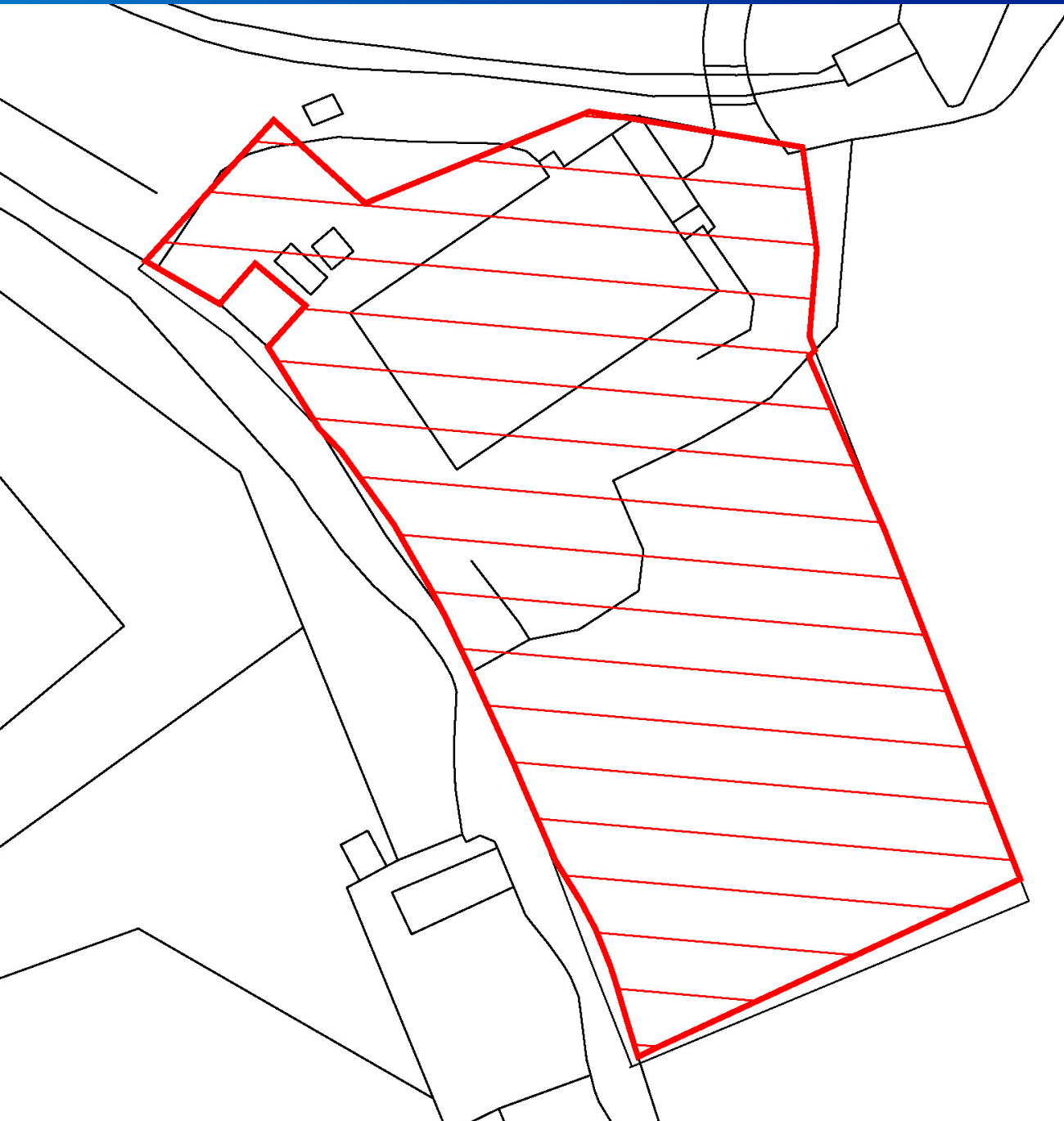
The subjects comprise a purpose-built standalone warehouse of steel portal frame construction. External walls are finished in profile metal sheet cladding with concrete blockwork to dado height, beneath a pitched roof clad in profile sheeting incorporating translucent rooflight panels and integral guttering.

The main workshop is accessed via a metal roller shutter door providing vehicular access. A secondary roller door to the side has been internally covered as part of the chill room fit-out. Internally, the flooring is of solid concrete construction, and there is a steel-framed mezzanine with suspended timber flooring accessed via a metal staircase. The property has been configured to suit the current occupier and includes a degree of specialist fit-out. Accommodation comprises a main warehouse, chill room, chilled food preparation area, offices, WCs and a kitchen/staff room. The mezzanine provides additional storage at first floor level.

Externally, there are basic timber sheds adjacent to the warehouse together with surfaced yard areas.

SITE AREA

The total site extends to 0.54 Hectares (1.34 Acres) or thereby. The approximate site boundaries are delineated in red outline on the plan overleaf



FLOOR AREA

The approximate floor areas are as follows:-

REF.	M ²	FT ²
Ground Floor	744.76	8,016
Mezzanine	201.95	2,174
TOTAL	946.71	10,190

RATEABLE VALUE

The property will require to be reassessed for rating purposes on a new occupation/usage.

PLANNING

Class 5 (General Industrial) & Class 6 (Storage or Distribution) .
The property may suit a range of uses, subject to securing the appropriate planning use consent. Please contact the agents to discuss your requirements.

EPC

The Energy Performance Certificate and Recommendation Report will be made available to interested parties on request.

SALE TERMS

The heritable interest is For Sale subject to vacant possession. Offers over £150,000 exclusive of VAT are invited.

ENTRY

Early entry is available, subject to agreement and conclusion of Missives.

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the purchaser will be responsible for LBTT, Registration Dues and any VAT thereon.

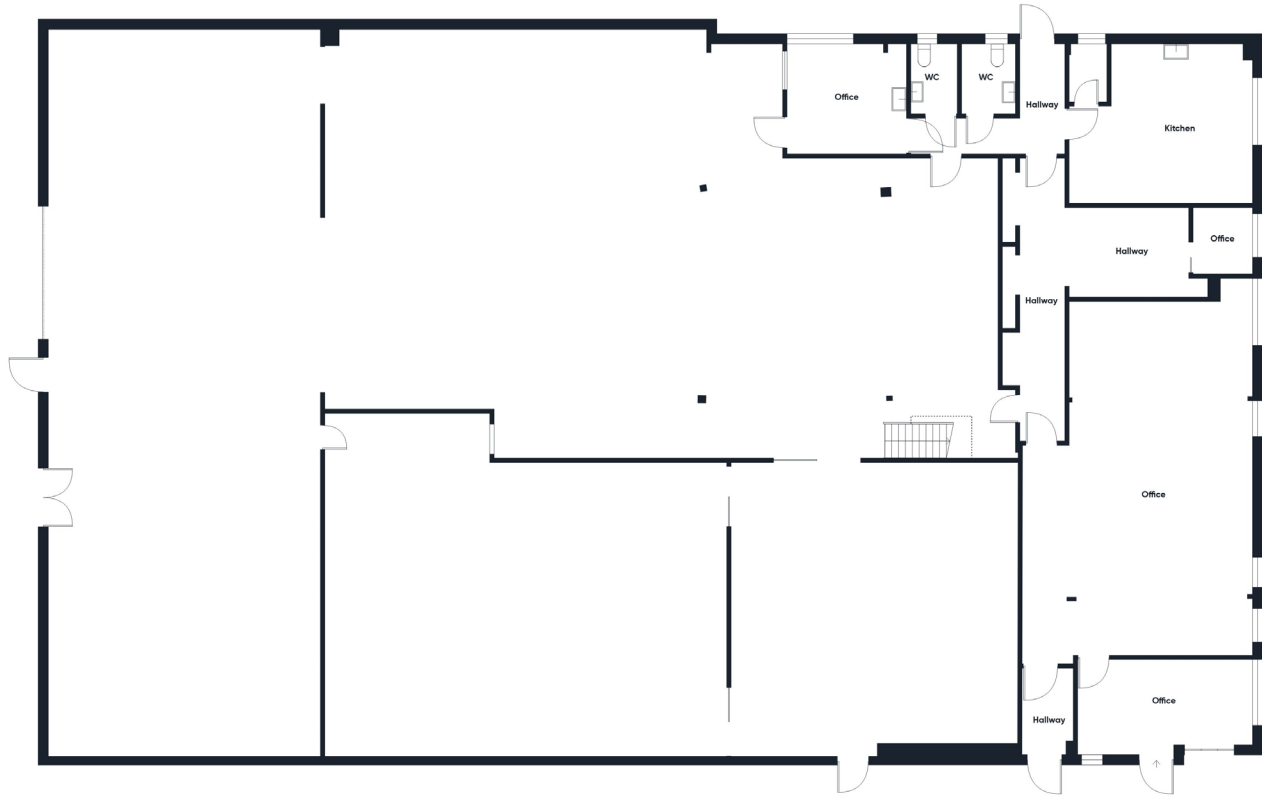
VAT

The subjects are not opted for the purposes of VAT so no VAT will be payable on the sale price.

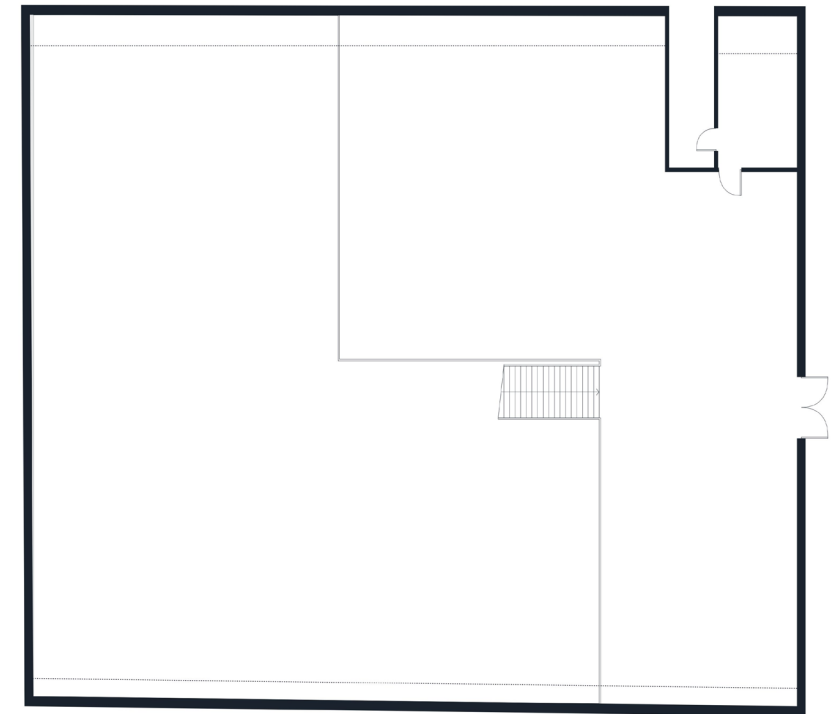


Warehouse – Indicative Floor Layout Plan

WAREHOUSE, INVERAWE, TAYNUILT



GROUND FLOOR



MEZZANINE



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: April 2026

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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