




McEwan Fraser Legal
Solicitors & Estate Agents

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108 GEORGE STREET

OBAN, PA34 5NT



THE LOCATION **OBAN**

PA34 5NT

The popular west coast town of Oban has a good range of shops and professional services as well as secondary schooling and a railway station with regular services to Glasgow and a bus service north to Fort William. Oban is also the ferry terminal to the Western Isles and is a busy tourist area particularly for the sailing and fishing community and industry.

The nearby village of Connel has a small private airfield and Glasgow Airport has regular connections to London and a variety of domestic and international destinations. The town boasts a wide variety of shops, restaurants, cafés and bars, while sporting and other facilities can be enjoyed at the Atlantis Leisure Centre. Known as ‘The Seafood Capital of Scotland’, the town is also the Gateway to the Isles, with ferry, train and plane services linking the islands to the mainland and the central belt.

There is spectacular hill walking, climbing and mountaineering in the area, with skiing also available at Aonach Mor and Glen Coe. The numerous lochs and rivers provide both salmon and trout fishing and there are exciting world-famous sailing locations along the West Coast.

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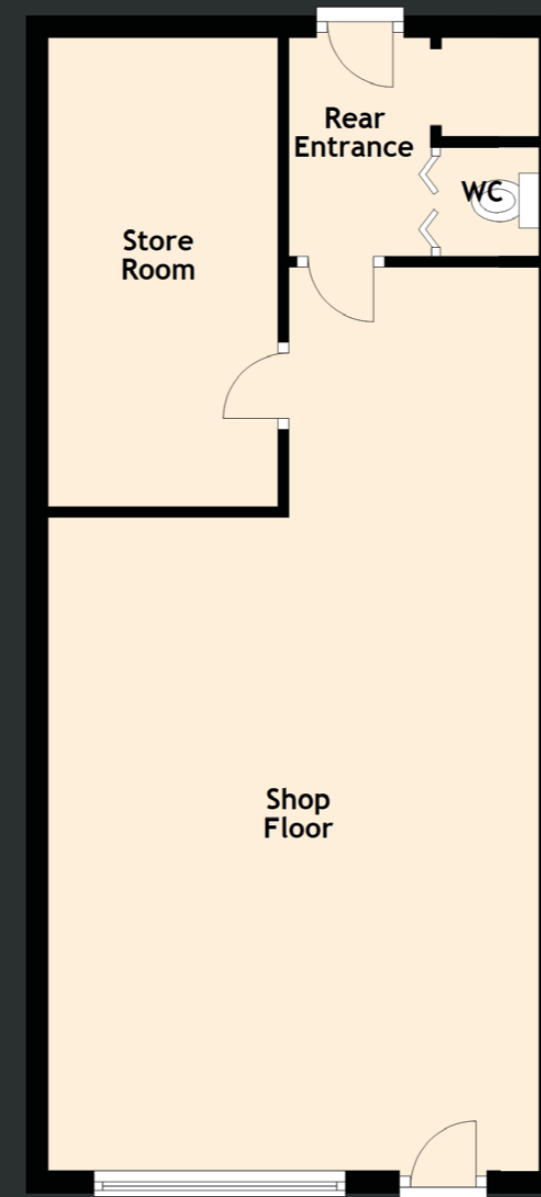
SET IN THE HEART OF THE TOWN WHICH ENJOYS ALL YEAR ROUND TRADE. SUITABLE FOR A NUMBER OF USES WITHIN A DESIRABLE TRADING LOCATION. CURRENTLY TENANTED WHICH CAN BE ASSIGNED.

This property is located in the heart of the town and is perfectly located to take advantage of the all year round footfall and trade. It is located in an area that is suitable for a number of uses, the premises has traded previously as a successful coffee shop/restaurant and would require minimal effort and resources to convert back for this use. Currently, it is operating as a local MP's office which provides a good central location for the community due to its central town location.

The property consists of a prominent shop frontage with lighting, the main front shop with panel walls to dado height, a storeroom, rear area with W/C with private rear access where there is an outside secure storage area.

The property is currently tenanted and the plans are to assign the lease to the new owners. Approximately thirty months remain on the current lease. Viewings are strictly by appointment only.





Approximate Dimensions (Taken from the widest point)

Shop Floor	8.30m (27'3") x 4.50m (14'9")
Store Room	4.30m (14'1") x 2.10m (6'11")
WC	1.00m (3'3") x 0.90m (2'11")

Gross internal floor area (m²): 46m² | EPC Rating: F

Extras (Included in the sale): All fixed floor coverings. Any change of use would require the relevant change of planning.

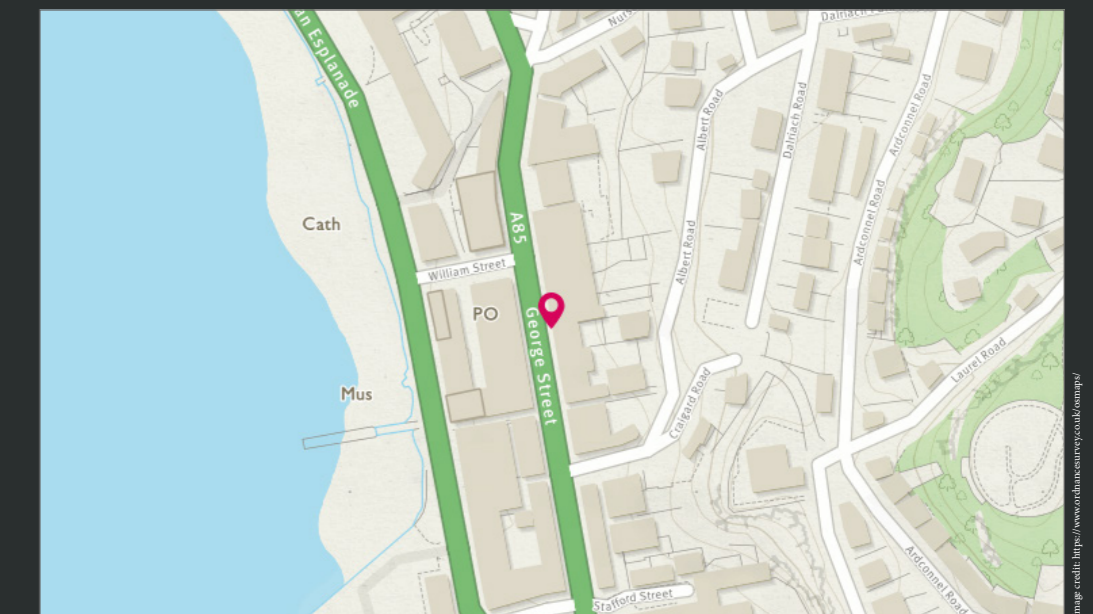


Image credit: <https://www OrdnanceSurvey.com/>




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**Part
 Exchange
 Available**

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Text and description
ANDREW REID
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALLY CLARK
 Designer