



34 ARGYLL STREET

Lochgilphead, Argyll and Bute, PA31 8NE


McEwan Fraser Legal
Solicitors & Estate Agents



THE LOCATION

The charming town of Lochgilphead. Set amongst some of the finest views and countryside the West of Scotland has to offer. This is a great place to both live and work and harks back to a time of slower more peaceful lifestyles, we would all like to experience again. There is a better quality of living to be had here, even the sea air brings a freshness to the day, not experienced in more built-up areas. There are good schools here and plenty of local shopping in Lochgilphead itself. For more involved shopping, a return day trip in Glasgow is easily attainable by car.



THE BUSINESS

McEwan Fraser Legal are delighted to present to the market this ideally placed commercial studio/office retail premises available with immediate entry. The property consists of a self-contained double fronted space on the ground floor with glazing to the front.

Located within a prime spot on Argyle Street, the property enjoys a great selection of free parking which is available throughout the day and is ideally located for any forward-thinking business project.



“...This ideally placed commercial studio/office retail premises available with immediate entry...”



THE BUSINESS

The building itself forms part of a traditional stone-built property and comes complete with:

- Parking
- Development Potential
- Kitchen area
- Appealing characterful internal structural detail that lends itself to being upgraded or developed.
- Rear Yard Space



THE BUSINESS

Tenure: Freehold

Services: Electric, water, and sewage are all mains connected.

Rateable Value: Subject to status an occupier may benefit from up to 100% small business rates relief.

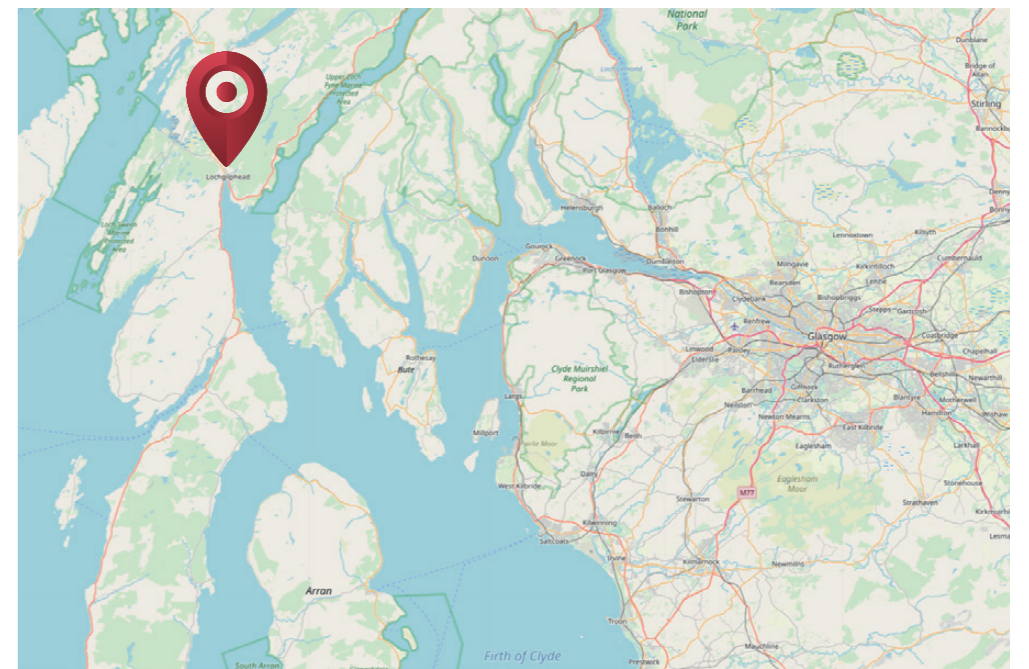
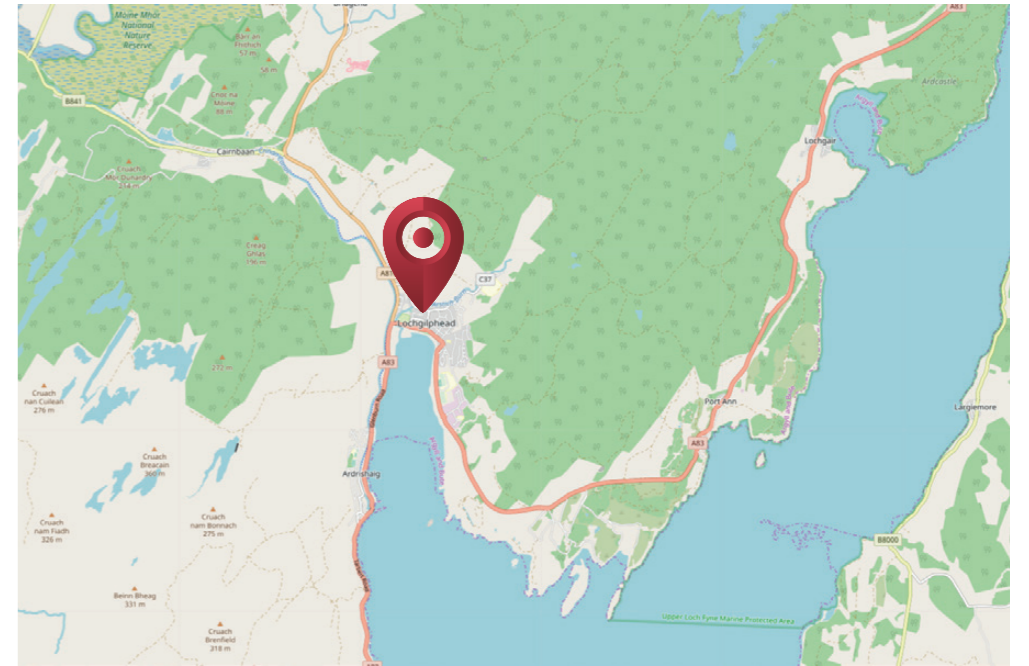
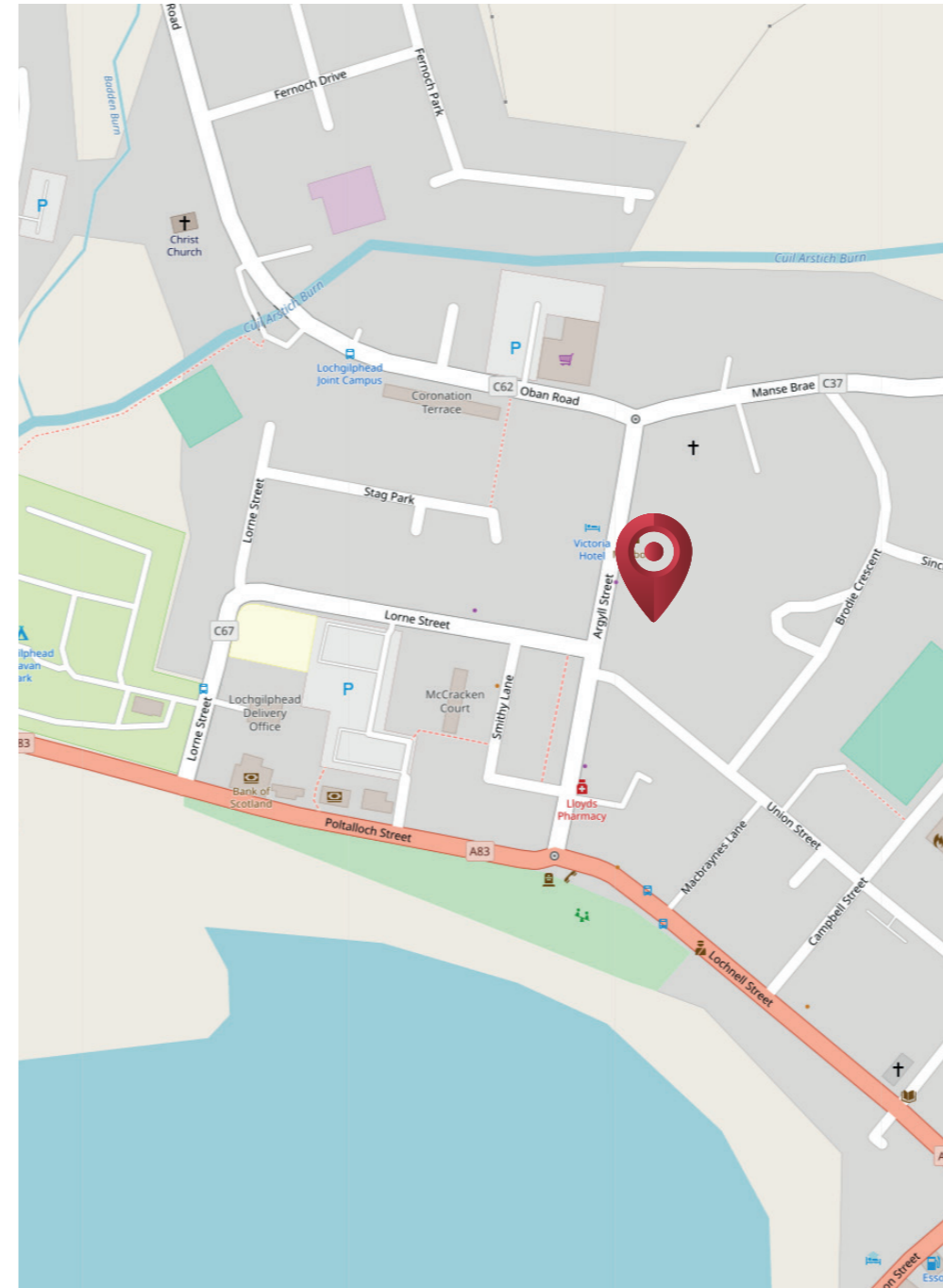
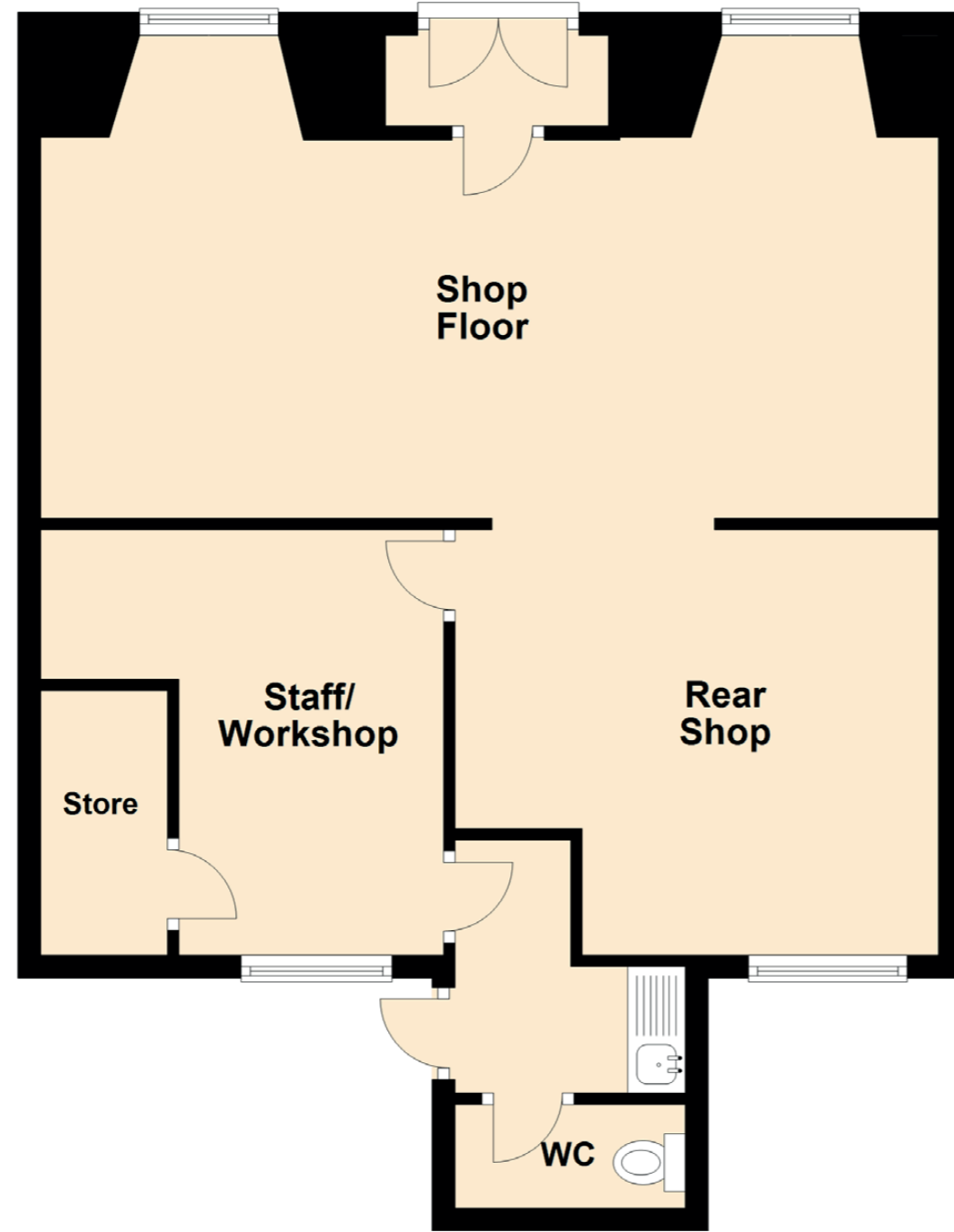
Accounts: N/A



THE DETAILS

Approximate Dimensions
(Taken from the widest point)

Shop Floor	7.80m (25'7") x 4.20m (13'9")
Rear Shop	4.20m (13'9") x 3.70m (12'2")
Staff/ Workshop	3.70m (12'2") x 2.30m (7'7")
WC	2.00m (6'7") x 0.90m (2'11")






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