



## Retail Unit To Let

**Rent: £15,000 pa**

**NIA: 874 sq ft**

## Location

Inveraray is the county town of Argyll, famous for its castle, known as the gateway to the Highlands and Islands, situated on the western shore of Loch Fyne and approximately 63 miles north west of Glasgow. The subject premises are located in the heart of the village on the main thoroughfare, benefiting from on-street car parking and very close to the main car / coach park. Nearby occupiers include [Loch Fyne Whiskies](#) and many independent retailers

## Accommodation

The premises are arranged over the ground floor and extend to the following approximate net internal area:  
Ground Floor: **874 sq ft / 81.17 sqm**

## Rent

**£15,000 per annum**

## Lease

The subjects are available on a new FRI lease from 1 December 2021 or earlier, subject to agreeing an early surrender with McColl's.

## Rates

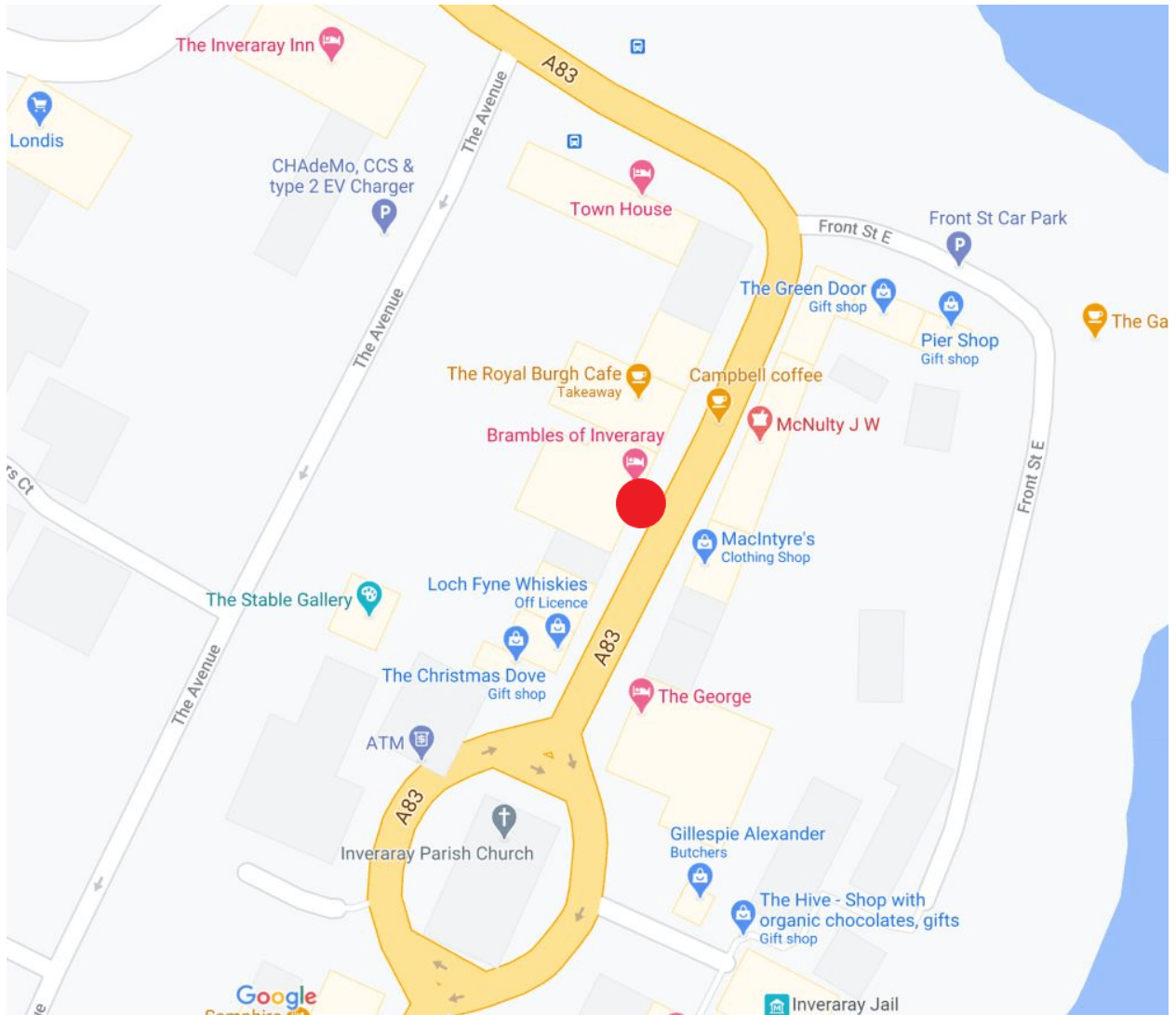
Rateable Value: **£12,000**  
UBR (2020/21): **£0.498**  
Rates Payable: **£5,976 pa**

## EPC

This property has an EPC rating of D.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



## Viewing strictly by appointment with ORINSEN

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