



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0141 337 7575 X @Allied_Scotland
www.alliedsurveyorsscotland.com



FOR SALE

Formerly The Village Shop, Main Street, Arrochar G83 7AA

- ✓ Ground floor retail unit
- ✓ Positioned on popular A83 tourist route
- ✓ Attractive village on banks of Loch Long
- ✓ NIA: 58.74 sq m (632 sq ft)

Commercial Valuation | Agency | Investment Advice
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LOCATION

The subjects are located on the banks of Loch Long in the picturesque Argyllshire village of Arrochar, near Loch Lomond. Situated approximately 35 miles northwest of Glasgow, the village lies on the A83, the main arterial road running between Tarbet and Campbeltown. This route carries high volumes of traffic and is a popular tourist route.

The property is situated on the west side of Main Street towards the north of the village lying close to Loch Long Hotel, Arrochar Chippy and a petrol filling station.

DESCRIPTION

The subjects comprise a self contained ground floor retail unit within a two storey over basement end of terrace building. Internally, the property comprises a large open plan sales area with staff kitchen and w.c towards the rear. An extensive basement, accessed from the rear, provides additional storage.

The property benefits from private parking to front.

There is an upper floor self contained two bedroom flatted dwelling including a double garage. This can be purchased by separate agreement. Further information can be provided on request.

ACCOMMODATION

The accommodation comprises an open plan sales area, staff w.c and kitchen.

FLOOR AREA

We calculate the net internal floor area of the property at 58.74 sq m (632 sq ft).

PRICE

Our client is seeking offers in excess of £85,000 for their heritable interest in this property.

RATEABLE VALUE

According to the Scottish Assessor's website(www.saa.gov.uk) the subjects have a Rateable Value of £5,900 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is B.

OFFERS

In the normal Scottish form addressed to this office.

ACQUISITION COSTS

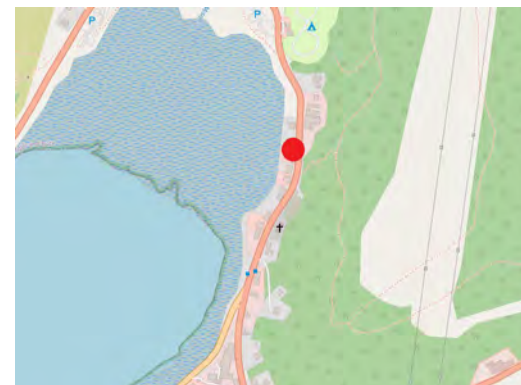
Each party shall be responsible for their own legal costs incurred in connection with the eventual purchaser liable for any Land Building and Transaction Tax (LBTT) and VAT thereon.

DATE OF ENTRY

To be mutually agreed.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 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 any transaction can proceed.



VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agent, Allied Surveyors Scotland Ltd

Gregor Hinks BSc MRICS | Tel. 0141 337 7575
gregor.hinks@alliedsurveyorsscotland.com

Grant Strang MA (Hons) MRICS | Tel. 0141 337 7575
grant.strang@alliedsurveyorsscotland.com

