



**ALLIED  
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**FOR SALE**

Formerly Teighness Store, Shore Road, Arrochar G83 7AG

- ✔ Ground floor retail unit
- ✔ Attractive village on popular A83 tourist route
  - ✔ Located on banks of Loch Long
  - ✔ Potential restaurant opportunity

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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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 north west 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.

Positioned on the banks of Loch Long with attractive views and next to the recently installed pontoon, the premises lie on Shore Road, the A814, one of the villages main thoroughfares.

## DESCRIPTION

The subjects comprise a self-contained ground floor retail unit within a two storey attached building. Internally, the property consists of a large open plan sales area with storage and staff w.c. to the side and further storage to the rear of the unit.

The property also benefits from private parking to front.

On the first floor, there is a well proportioned three bedroom flatted dwelling which is available to purchase by separate agreement. Further information can be provided on request.

## ACCOMMODATION

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

## FLOOR AREA

We calculate the net internal floor area of the shop at 100.15 sq m (1,078 sq ft).

## PRICE

Our client is seeking offers in excess of £90,000 for their heritable interest in this property.

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £6,900 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

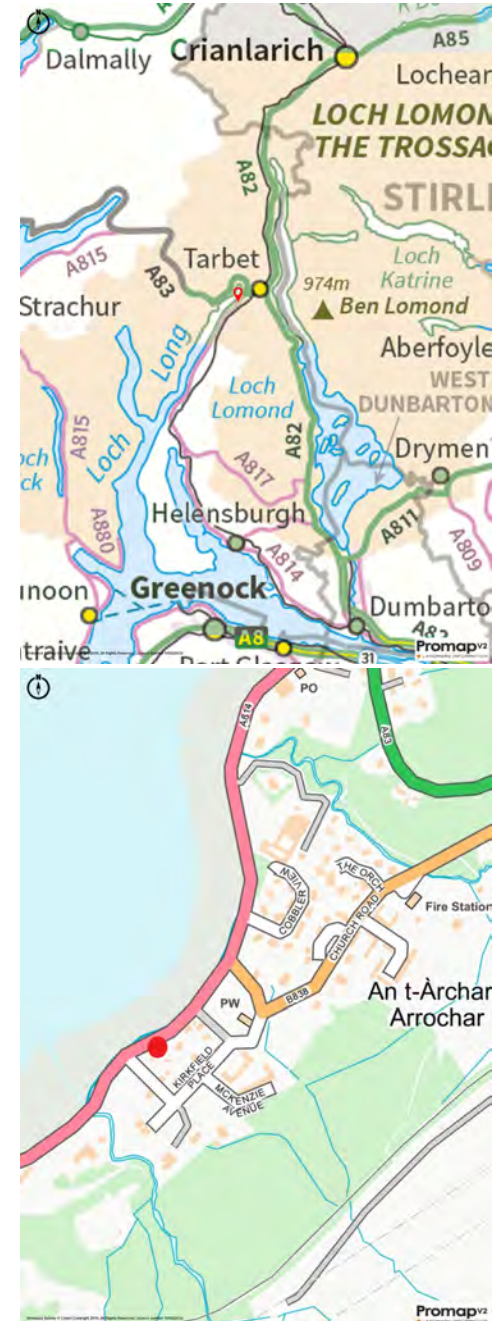
Each party shall be responsible for their own legal costs incurred in connection with the eventual purchaser liable for any Land Building and Transaction Tax (LBTT) and VAT thereon.

## 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

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