

DM HALL

For Sale

Town Centre
Pub/Development
Opportunity



‘The Comm’,
13 Lochnell Street,
Lochgilphead,
PA31 8JL

217 sq m
(2,336 sq ft)

Property Details

- Located in the Lochgilphead town centre
- Traditional public house with upper floors
- Potential development opportunity
- Gross floor area 217 sqm (2,336 sqft)
- 100% rates relief available
- Offers over £95,000 are invited

LOCATION

Lochnell Street, is a main road route in Lochgilphead forming part of the A83, and is a mixed commercial and residential locale with the building having an outlook on to Loch Gilp with views to the Kintyre Peninsula.

Lochgilphead is in the Argyll and Bute region and has a population of around 2,300 persons. The town is on the A83 which extends south to Campbeltown (50 miles), north to Oban (37 miles) and east towards Glasgow (90 miles) via the A82.

DESCRIPTION

'The Comm', is a former public house premises contained over four floors within a category C listed, mid terraced building of traditional construction. The building contains a traditional pub house premises at ground floor level, extending into a rear projection and with a detached cellar store to the rear garden area. The first floor is a former function room and a kitchen, with two former letting rooms and a bathroom on the second floor and a single storage room at attic level. The building requires modernisation throughout.



Property Details

AREAS

The property extends to the following gross internal floor areas:

Floor	sq m	sq ft
Ground	57	614
First	40	431
Second	39	420
Attic	36	388
Total	172	1,853

A store to the rear extends to a further 45sqm (484qsft), or thereby.

RATING

The rateable value is £12,000 and the building qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

EPC

EPC available upon application.

PRICE

Offers over £95,000 are invited for our client's heritable interest in the property.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

VIEWING & FURTHER INFORMATION

Strictly by contacting the selling agent.



Make an enquiry

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