ORINSEN

FOR SPACES THAT WORK

PRIME RETAIL UNIT — TO LET / MAY SELL

108 GEORGE STREET

OBAN PA34 5NT

RENT	SIZE	TENURE
£14,000 pa	**450 sq ft**	**To Let / May Sell**
Offers over · Excl. VAT	41.8 sqm · Ground floor	Sale price on application

0131 374 1111

LOCATION

Oban is the principal commercial centre for Argyll and Bute, situated on the west coast of Scotland approximately 95 miles north of Glasgow. The town serves a wide, predominantly rural catchment and acts as the main ferry gateway to the Western Isles, drawing significant visitor footfall throughout the year.

The subjects occupy a prominent position on George Street, the town's prime retail pitch running along the harbour front, a short walk from Oban railway station and the Caledonian MacBrayne ferry terminal. Immediately neighbouring occupiers include **Morrisons Daily**, **Specsavers**, **Cancer Research UK** and **Oxfam**, as well as a number of local specialist operators, with **Boots**, **Superdrug**, **Waterstones**, **Royal Bank of Scotland** and **Costa Coffee** all close at hand.

DESCRIPTION

The subjects comprise a ground floor retail unit forming part of a traditional stone-built terrace, with residential accommodation above and a fully glazed display frontage onto George Street. Internally the unit provides an open-plan sales area at street level with ancillary and WC accommodation to the rear. A window to the rear of the unit gives excellent natural daylight from front to rear.

The unit has been comprehensively refurbished and is offered in turnkey condition, with new electrics, plumbing and WC compartment.

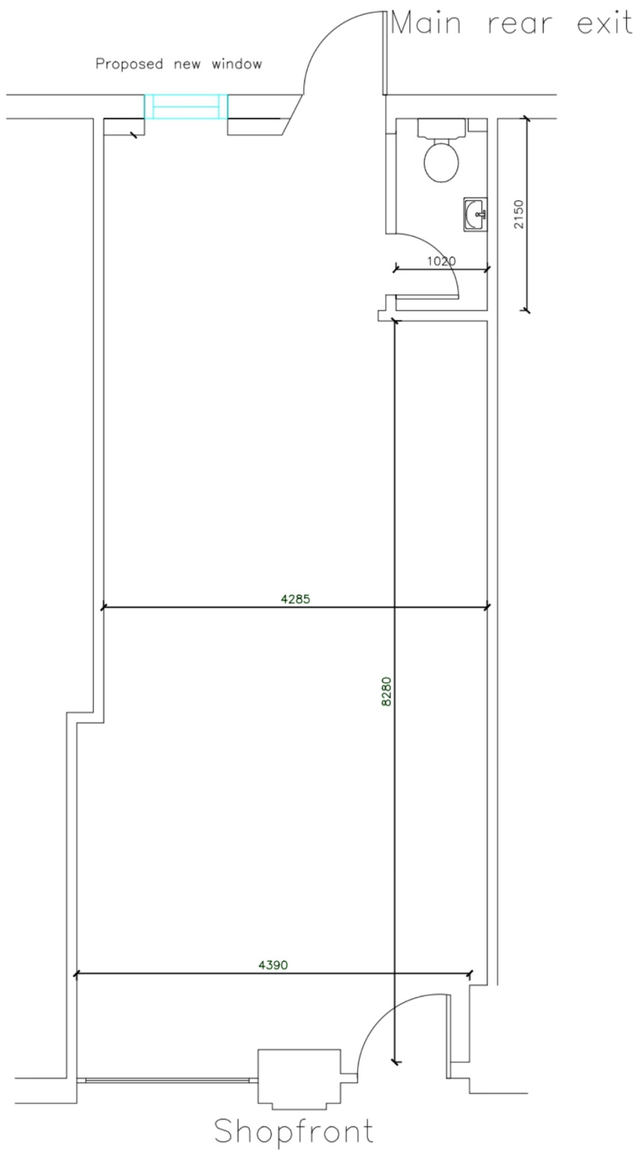
The premises were formerly in use as a restaurant and a return to restaurant or hot food use would be a possibility, subject to the necessary Planning consent. Rear extract ventilation ducting runs up the rear elevation of the tenement and could be reused.

A separate storage room, accessed externally from the rear of the property, is also included.

FURTHER INFORMATION

ACCOMMODATION	The premises are arranged over the ground floor and comprise the following approximate net internal area: - Ground Floor **450 sq ft (41.8 sqm)** In addition, a separate storage room accessed externally at the rear of the property is included.
LEASE	The premises are available by way of a new Full Repairing and Insuring (FRI) lease on flexible terms to be agreed. The unit is available from mid March 2027.
RENT	Rental offers over **£14,000 per annum** are sought, exclusive of VAT.
SALE	Our client may alternatively consider a sale of their heritable interest. Price on application.
PLANNING	The premises benefit from Class 1A consent.
EPC	An EPC report is available on request.
RATING	Rateable Value **£6,700**. Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme, subject to eligibility.
LEGAL COSTS	Each party responsible for their own legal and professional costs. The ingoing tenant will be responsible for LBTT, registration dues and any VAT payable thereon.
ANTI-MONEY LAUNDERING	To comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents, requested at the relevant time.

FLOOR PLAN



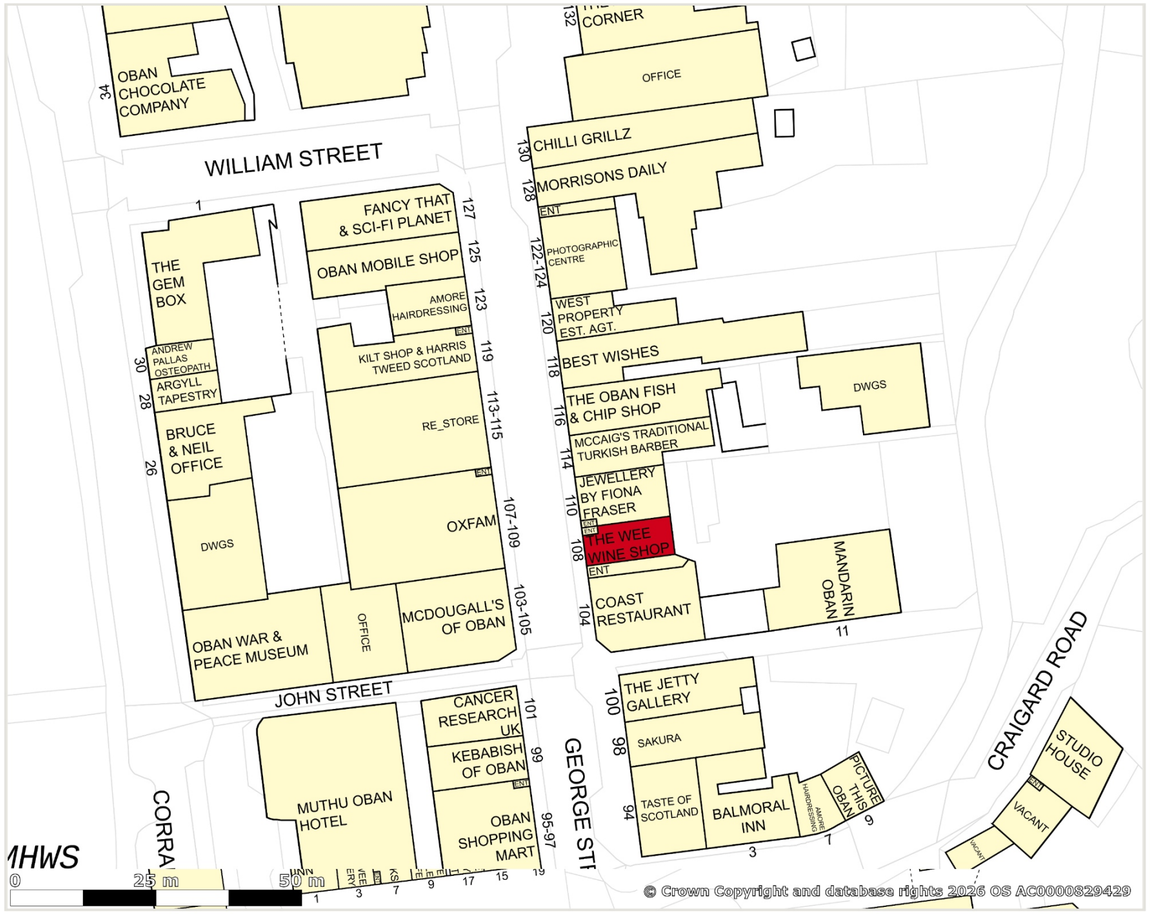
GROUND FLOOR AS PROPOSED · SCALE 1:50 @ A3 · INDICATIVE ONLY

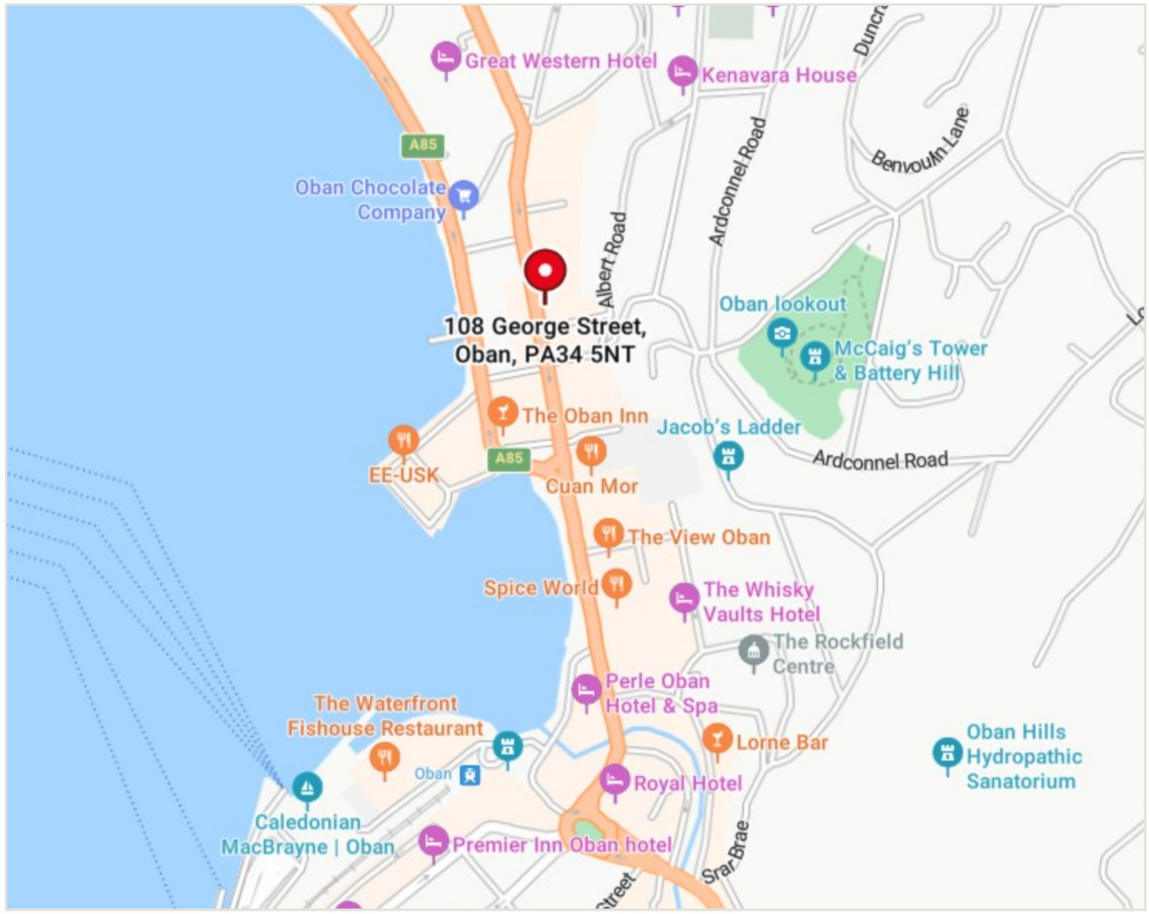
THE PREMISES





LOCATION PLAN





VIEWING

Strictly by appointment through the sole agents.



Tom Forster

T 0131 374 1111
M 07919 920126
E tforster@orinsen.com



Joe Stephenson

T 0131 374 1111
M 07580 519431
E joe@orinsen.com

Important Notice. ORINSEN, their clients and any joint agents give notice that: they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise, and assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and ORINSEN have not tested any services, equipment or facilities – purchasers must satisfy themselves by inspection or otherwise. Unless otherwise stated all prices and rents are quoted exclusive of VAT. Published October 2026.