ORINSEN

FOR SPACES THAT WORK

INVESTMENT FOR SALE

7–9 STEVENSON STREET

OBAN PA34 5NA

LET TO LADBROKES

C.9.5 YEARS UNEXPIRED TERM

PRICE

Offers Over £225,195

Heritable Interest

NET INITIAL YIELD

10.00%

£23,000 pa passing rent

NET INTERNAL AREA

792 sq ft

73.61 sqm · Ground Floor

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 a key ferry gateway to the Western Isles, attracting significant visitor footfall throughout the year.

The subjects occupy a well-established trading position on Stevenson Street, a short walk from the George Street retail circuit, the harbour and Oban railway station. Nearby occupiers include **Boots**, **Superdrug**, **Royal Bank of Scotland**, **Waterstones**, **M&D Green Pharmacy**, **TSB Bank** and the **Perle Oban Hotel & Spa**.

DESCRIPTION

The subjects comprise a ground floor retail unit forming part of a traditional stone-built tenement, with residential accommodation above, presenting an established, fully glazed shopfront onto Stevenson Street. Internally the unit is fitted out to Ladbrokes' modern corporate specification, providing an open-plan trading area with suspended ceilings, recessed lighting and comfort cooling, together with a rear staff and ancillary area. The property offers a secure income stream underpinned by a nationally recognised covenant.

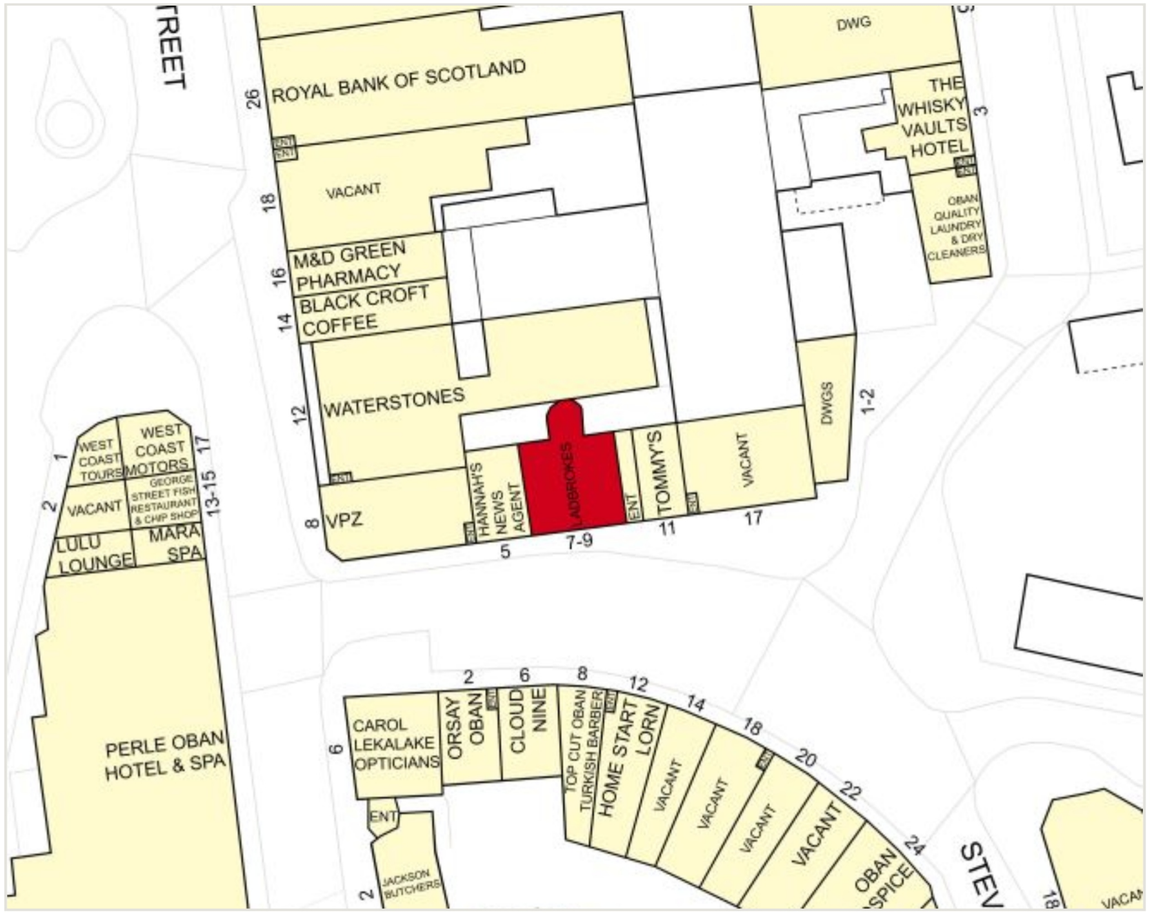


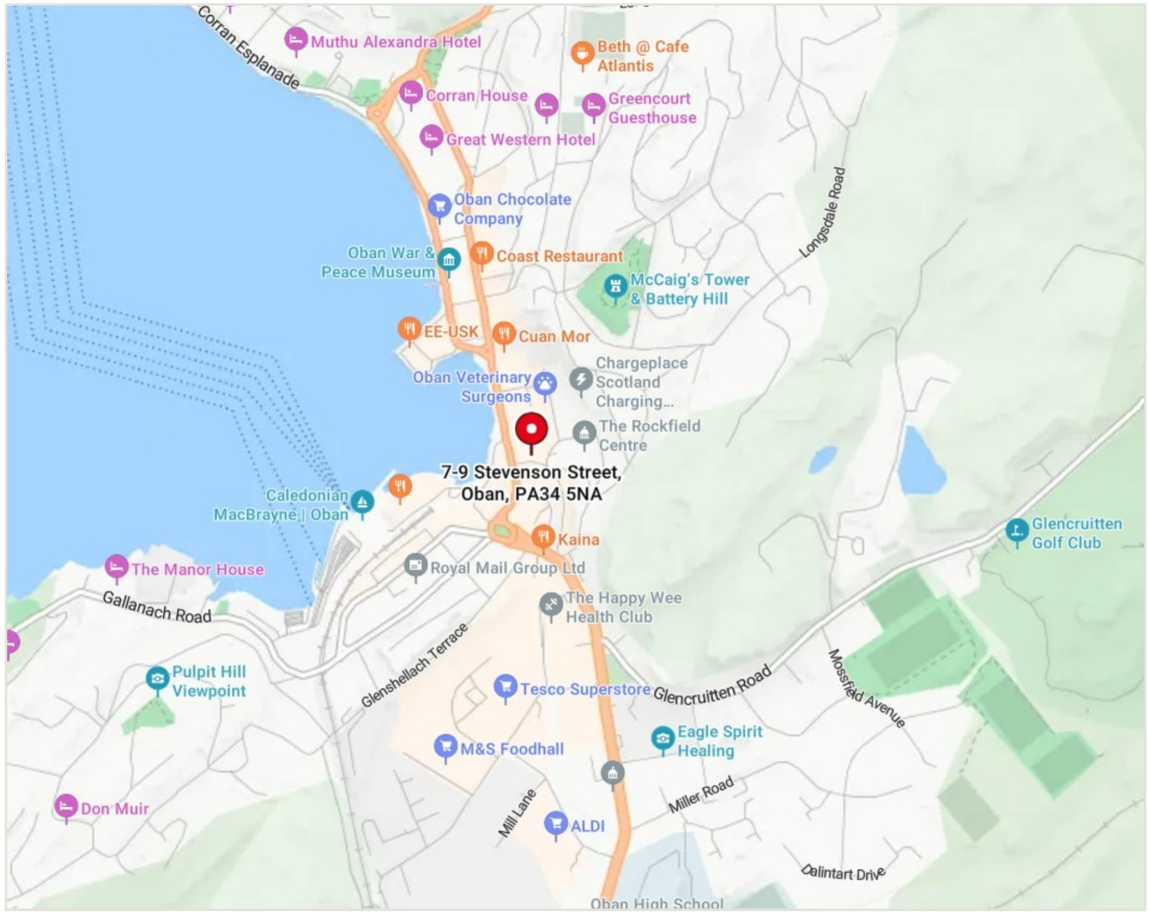


FURTHER INFORMATION

TENANCY	Let in its entirety to **Ladbrokes Betting & Gaming Limited** on a full repairing and insuring (FRI) lease expiring 27 January 2036, at a current passing rent of **£23,000 per annum**. Tenant break option on 27 January 2031 – c.9.5 years to expiry, c.4.5 years to break.
ACCOMMODATION	Ground floor retail unit, approximate net internal area: - Ground Floor **792 sq ft (73.61 sqm)**
PROPOSAL	Offers over **£225,195** are invited for our client's heritable interest, reflecting a Net Initial Yield of 10.00% after allowing for standard purchaser's costs.
RATING	Rateable Value £17,300 · UBR (2026/27) £0.481 · Rates payable **£8,321 pa**.
PLANNING	The premises have an established retail / betting office use. Further detail is available on request.
EPC	An EPC report is available on request.
VAT	Further information regarding the VAT position is available on request.
LEGAL COSTS	Each party responsible for their own legal and professional costs. The purchaser 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 will be required to provide certain identification documents, requested at the relevant time.

LOCATION PLAN





VIEWING

Strictly by appointment through the sole agents.



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