

# DM HALL

## For Sale

Class 1A Retail -  
Former TOFS Unit  
(May Let)

18-20 Combie  
Street, Oban,  
PA34 4HN



7,911 sq ft  
(734.96 sq m)

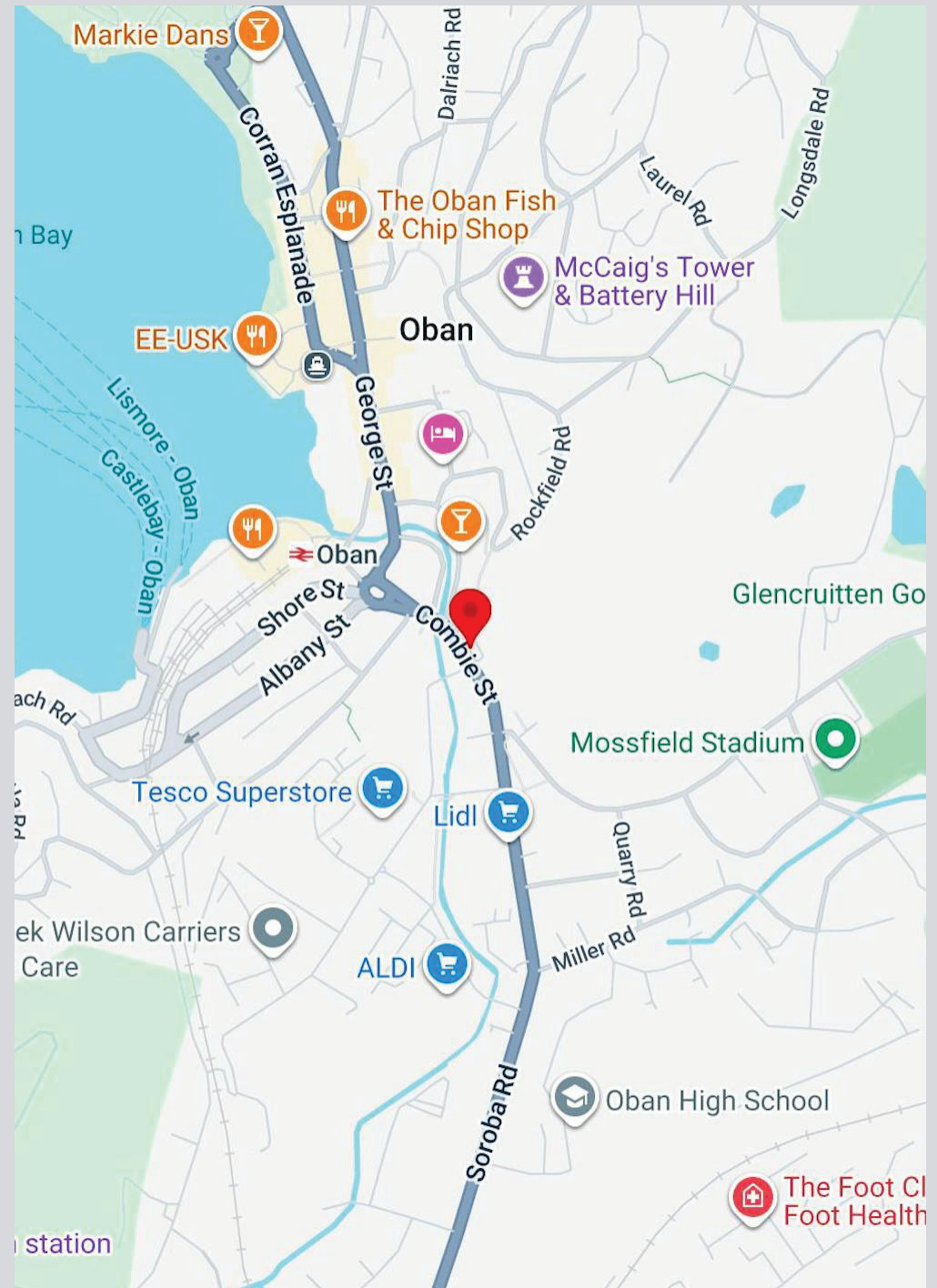
- FOR SALE (may let)
- Situated in the heart of Oban.
- Well presented property, with excellent frontage.
- Located just a few minutes walk from Oban Train Station.
- Self contained retail unit.
- Offers over £300,000 invited.

## LOCATION

Oban is the main town within the area of Argyll and Bute and lies on Scotland's west coast. The town has a resident population of approximately 8,000, although this can increase significantly during the holiday season. Oban serves as an important ferry terminal, providing links to a number of Scottish islands.

The subjects are situated on the west side of Combie Street, at the junction with Market Street, a busy street in the heart of Oban, located just a few minutes walk south of Oban Railway Station.

The surrounding area is predominantly commercial in nature, with nearby occupiers including Kwik Fit, Screwfix, and a variety of hotels. A short distance to the south-west is a retail park, which includes supermarket stores such as Tesco, M&S, Lidl, and Aldi.



## DESCRIPTION

The property is single storey and self contained. It is constructed in brick and stone beneath a pitched slate roof, with the main rear section benefiting from a flat felted roof.

Internally, the property provides a traditional retail layout, with a predominantly open plan main sales area and an additional sales space located within the rear section of the store. To the rear of the unit, there is also a staff kitchen, office accommodation, and two toilet facilities.

The property benefits from an excellent frontage with multiple display windows. In addition, there is a loading bay to the rear of the property, providing convenient access for deliveries and servicing. In addition to this, a sum in the region of £90 - £100k was spent within the past 2 — 3 years on repairs and maintenance to the external fabric at this property.

## EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## LEGAL COSTS

Each party to bear their own costs



## VAT

All prices quoted are exclusive of VAT which may be chargeable.

## PRICE

Offers in excess of £300,000 Will be considered for the freehold interest. We will also consider lettings enquiries.

## NON-DOMESTIC RATES

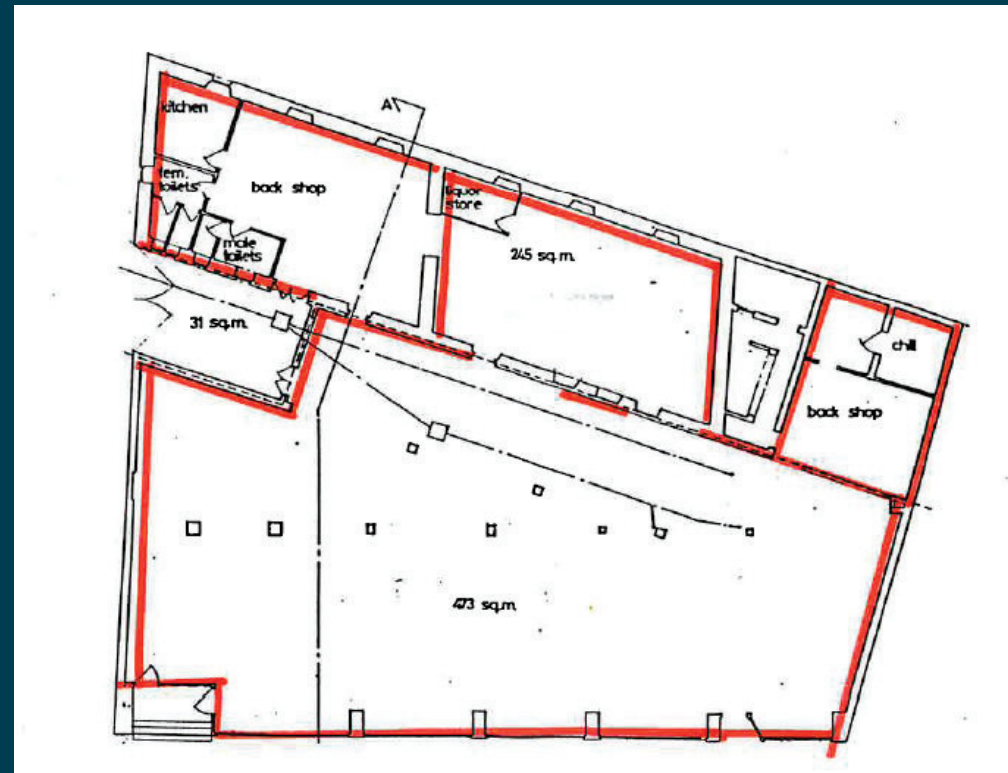
Rateable Value: £45,000

## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

## ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



# Make an enquiry

Jonathan McManus

07771 606582

jonathan.mcmanus@dmhall.co.uk

Louis Holmes

07787 308812

louis.holmes@dmhall.co.uk

**DM Hall**

24-28 Bothwell Street  
Glasgow, G2 6NU

0141 332 8615

**DM HALL**



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**RICS**

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