

TO LET

SUB-DIVIDED SHOP UNITS

28 WEST ARGYLE STREET, ULLAPOOL, IV26 2TY



- Shops available from 68 sq m (731 sq ft)
- Rentals from £6,000 per annum
- Popular tourist destination
- 100% Rates Relief Available



VIEWING & FURTHER INFORMATION:
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- VALUATION • SALES AND LETTING • ACQUISITION • RENT REVIEW • INVESTMENT
- DEVELOPMENT • RATING • BUILDING SURVEYING • PROPERTY MANAGEMENT

ULLAPOOL

Located 56 miles North West of Inverness
 Population circa 1,300
 Fishing and ferry port linking to the Outer Hebrides and Stornoway.
 Popular tourist destination

SITUATION

Prominent position on West Argyle Street
 Near to Ullapool Harbour
 Surrounding occupiers include Bank of Scotland, Cormack's & Crawford's, Post Office and The Caley Inn.

OPPORTUNITY

Rentals from £6,000 per annum
 Off season rental incentives/breaks
 100% Small Business Bonus Rates Relief available
 Flexible Lease terms

SHOPS

From 68 sq m (731 sq ft)
 Flexible open plan accommodation
 Shop sizes can be tailored to individual requirements
 Initial plans provide the following space and rents;

REF FLOOR AREAS RENT

Unit	112.64 sq m	1,212 sq ft	£9,500 per annum
Unit	68.00 sq m	731 sq ft	£6,000 per annum
Unit	111.41 sq m	1,199 sq ft	£9,500 per annum

USE

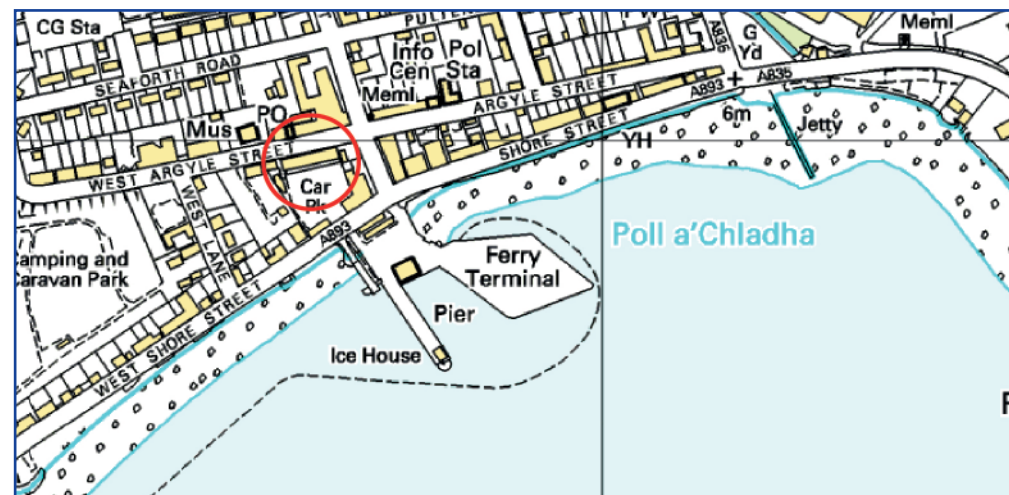
Class 1 (Shops) Consent
 Suitable for retail, food & drink etc

ENERGY PERFORMANCE RATING

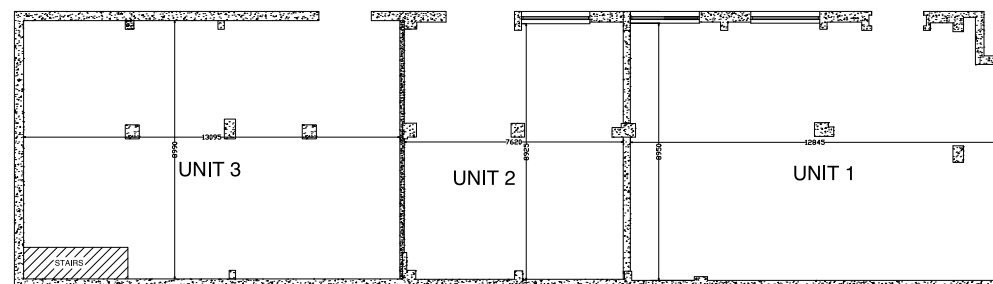
F+ (currently)

ENTRY

Early entry is available with rent free incentives.



Proposed Sub-Division



Flexible accommodation: Shop sizes can be tailored to suit requirements.

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise of the correctness of each item; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

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