



Retail Kiosk - Oban Station

TO LET - RETAIL KIOSK

Oban Station, Oban PA34 4LQ

The unit available comprises an excellent business opportunity within Oban train station. It is a single retail kiosk located within the main station building adjacent to the ticket office. The unit benefits from a metered power supply and is alarmed. Water and drainage is not currently available.

169,000 +

Annual station footfall*

Location:

Oban railway station is the terminus of one branch of the highly scenic West Highland Line 101.3 miles north of Glasgow Queen Street. Oban station provides interchange with the adjacent ferry terminal, offering connections to a number of destinations in the Inner and Outer Hebrides via ferry services operated by Caledonian MacBrayne. Known as the "Gateway to the Isles", Oban is CalMac's busiest ferry terminal.

*The latest figures available from the Office of Rail and Road (ORR) record passenger entries and exits of 169,000 for 2019/2020.

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Property:

The premises comprise a single retail kiosk located within the main station building adjacent to the ticket office.

The net internal floor area is as follows.

Unit Size:

Ground Floor: 10.27 sq.m. 110 sq. ft.

Rates Services & Insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning. Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

Rent:

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

Costs:

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.

Advance Ventures is acting on behalf of Abellio ScotRail LTD, a company registered in Scotland with company number SC450732 and as lessor of this property gives notice that: (1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order. (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required. (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.

EPC:



Inspection:

Viewings can only be carried out with prior notice by contacting:

enquiries@advanceventures.co.uk