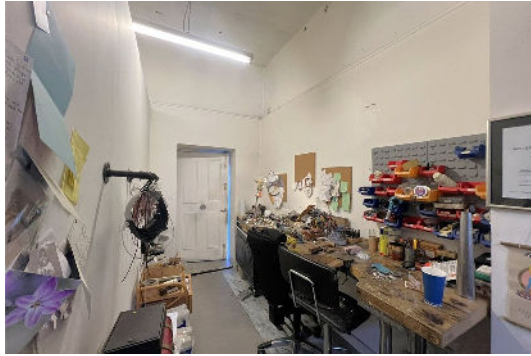




112 George Street, Oban, Argyll and Bute, PA34 5NT
bellingram.co.uk

 **Bell
Ingram**



Property Description

The retail shop at 112 George Street offers buyers an opportunity to acquire a well-presented mid-terraced shop, situated centrally within the vibrant coastal town of Oban.

Benefitting from independent street-level access, the design incorporates an open plan layout, with small storage area.

Externally, within the rear courtyard, there are two handy storage areas. One store has the additional benefit of power and lighting. A small bunker is also located with the common area.

Being centrally located, 112 George Street an exciting prospect for existing and new businesses looking to establish a presence in the town.

On-street paid parking is available to the front of the shop, with additional long term car parks located close by.

The shop is within walking distance of local banks, restaurants, as well as train, ferry and bus terminals.

The property is currently occupied under leasehold agreement, due to renew on a rolling arrangement, offering scope for owner occupancy.

Specifications include mains electricity, BT telephone and internet, mains water and drainage

Oban is a popular west coast town with a thriving local population. It is popular with tourists and offers a comprehensive range of local amenities

including shops, restaurants, banks, cafes and bars. For those looking to enjoy a more active lifestyle, the town benefits from a large leisure centre, golf club and various gyms. Several sailing marinas are located within close proximity to the town.

There are a number of primary schools and a well-respected high school, as well as a medical centre, hospital, and churches of various denominations.

The town prides itself on the title of Scotland's Seafood Capital and has a longstanding fishing heritage. Its bustling harbour is also used by the ferries of Caledonian MacBrayne as they serve the Inner and Outer Hebrides on a daily basis.



112 George Street, Oban, Argyll and Bute, PA34 5NT

Offers Over £130,000

Plans

Approximate gross internal area

44.4 SQ M

Location

Directions

Upon entering Oban from A85 (North), continue along George Street towards the town centre. 112 is located on the left-hand side. Paid parking is available on the street to the front of the shop.

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Approximate Gross Internal Area = 44.4 sq m / 478 sq ft

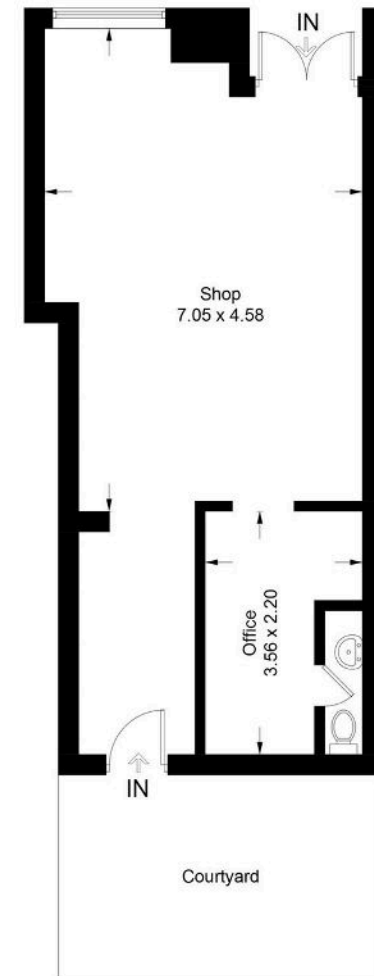


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1191338)

Details

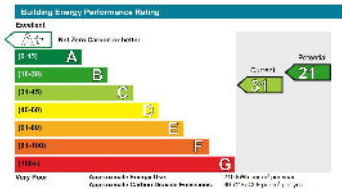
Local Authority
Argyll and Bute

Council Tax
Band = Rateable Value- £7,700

Tenure
Freehold

EPC
EPC Rating = C

Property



Services & Additional Information

Specifications for the property include mains water and electricity, electric heating, BT phone and internet connectivity.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Under the 5th directive of the Money Laundering Regulations 2019, effective from 10th January 2020, we are required to carry out anti-money laundering due diligence on the successful purchaser to allow completion of the sale.

Viewings

Strictly by appointment through the sole selling agents. If there is a particular aspect of the property which is important to you, then please discuss it with a member of Bell Ingram staff before viewing in order to avoid a wasted journey.

Particulars and Photographs- April 2025

Enquire



Andrew Fuller

Oban

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Tax Calculator



Free Market Appraisal



View Digital Brochure



Property Search



View On Website

Viewing strictly by appointment

Published: June 2025

Property Ref: OBN240188

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