



Kilmelford Village Shop, Oban, Argyll and Bute, PA34 4XA
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 **Bell
Ingram**



Property Description

An exciting opportunity to acquire a well-established village shop and café in the heart of Kilmelford. This detached stone-built property, under a traditional slate roof, offers a versatile layout with retail, hospitality, and storage spaces, making it ideal for owner-operators or investors seeking a multi-use commercial premises

The ground floor comprises a prime retail area that serves the local community and passing trade. The original first-floor living quarters have been thoughtfully adapted to provide ample storage and stock rooms, supporting the day-to-day operations of the business.

A standout feature of the property is the café, housed in a substantial midfloor extension. With its own side entrance and a well-equipped commercial kitchen, the café offers a warm and inviting space for customers to relax and enjoy locally sourced food and drink. Customer toilets are conveniently located within the stairwell area, accessible from the café.

To the rear, a further extension provides additional overflow storage, enhancing the functionality of the premises. The property benefits from customer parking to the front with more established parking to the rear.

Situated in a prominent roadside position, the shop enjoys excellent visibility and accessibility, drawing in both loyal locals and seasonal visitors. The surrounding area is known for its natural beauty and strong sense of community, making this a truly special place to live and work.

This is a rare chance to take on a thriving business premises in a stunning

rural setting, with scope for further development or adaptation to suit a variety of commercial uses.

Kilmelford Village Store is located centrally within the popular village of Kilmelford, just a short commuting distance from the vibrant coastal town of Oban. The village sits at the head of Loch Melfort, a picturesque sea loch, popular with those looking to spend time on the water. The Cuilfail Hotel sits at the heart of the village, a traditional, family-run inn, dating back to the 19th century.

Oban, located around 15 miles to the north, 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.

Plans

Approximate gross external area
142.9 SQ M

Location

Direction
Travelling from Oban, take the A816 south towards Lochgilphead passing through the villages of Kilmore and Kilninver. Continue for a further seven miles, to the village of Kilmelford.

Upon entering the village, the store is located on the left-hand side, clearly marked by a Bell Ingram sale board.



Approximate total area^m
142.9 m²

Ground Floor



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Guide Price £199,000

Details

Local Authority

Argyll & Bute Council

Council Tax

Band =

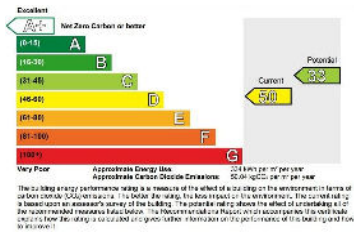
Tenure

Freehold

EPC

EPC Rating = Exempt

Property



Services & Additional Information

Mains electricity, mains drainage, mains water, LPG gas cylinder, BT phone and WIFI connectivity, 4G phone signal.

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.

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.

Particulars and Photography-July 2025

Enquire



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Tax Calculator



Free Market Appraisal



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Property Search



View On Website

Viewing strictly by appointment

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