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Discover an exceptional business venture in the heart of Inveraray, a charming town on the shores of Loch Fyne. This versatile 46 m² commercial unit, formerly a butcher's shop, offers endless possibilities for entrepreneurs. Key features include a 32 m² retail area with two entrances and large windows, an expandable kitchen space, staff toilets, and a butcher's cold room. Located adjacent to the popular tourist attraction Inveraray Jail, this property benefits from excellent visibility and natural light.

Situated on the A83, minutes from Inveraray town centre, and near Inveraray Castle, the residence of the Duke of Argyll, the location is surrounded by local amenities and is a popular destination for outdoor enthusiasts. Accessibility is convenient, being 24 miles from Lochgilphead, 40 miles from Oban, 64 miles from Glasgow, and 15 miles from the nearest railway station at Dalmally. This prime location and flexible space make it perfect for attracting both locals and tourists. Contact us today to arrange a viewing and unlock the potential of this exceptional commercial property.

- Ground floor retail unit
- Suitable for variety of purposes
- Rateable value £8,900
- Total area 46 m²
- Excellent location with high levels of passing trade



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www.cclproperty.com

1 Church Square | Inveraray | Argyll and Bute | PA32 8TX

£150,000 Freehold

Situation

This commercial unit is situated in the heart of Inveraray, a charming town on the shores of the picturesque Loch Fyne. Located on the A83, it is just a few minutes' walk from the center of Inveraray, a popular and highly sought-after town nestled in the heart of Argyll and Bute. Inveraray Castle, the residence of the Duke of Argyll, adds to the town's appeal as a very popular tourist destination. Inveraray offers a good range of local amenities, including a primary school, a doctor's surgery, a leisure club with a swimming pool, and a variety of independent shops, along with numerous places to eat and drink. The area is renowned for its outdoor activities, particularly water sports such as sailing, boating, fishing, and diving. It is also a haven for wildlife enthusiasts, climbers, and hill walkers. Inveraray is conveniently located 24 miles from Lochgilphead, 40 miles from Oban, and 64 miles from Glasgow, with the nearest railway station at Dalmlally approximately 15 miles away.

The Business

This excellent commercial property, formerly a butcher's shop, offers a prime business opportunity with flexible accommodation suitable for a variety of uses. The existing kitchen space can be expanded, making it ideal for a takeaway or similar style business. Located adjacent to the popular tourist attraction Inveraray Jail, the premises benefit from substantial passing trade. Additionally, its close proximity to the town center ensures a steady flow of potential customers, making this an attractive proposition for entrepreneurs looking to capitalize on a high-traffic location.

Property

This traditional single-story ground floor retail premises, ideally situated in a bustling tourist area, offers a total of 46 m² of versatile space. The retail area spans 32 m², featuring two entrances and two large windows that provide excellent visibility and natural light, overlooking the square where tourists frequently pass on their way to Inveraray Jail. The property includes a kitchen that can be configured for commercial purposes, staff toilets, and a butcher's cold room, making it suitable for a variety of retail or food service businesses. This prime location is perfect for attracting foot traffic and maximizing business potential.

External

The property has no external areas but opens on to the pavement on Church Square. Ample parking available with the square and near by car parks.

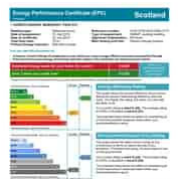


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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.