



## 2 Castlehill

Campbeltown, PA28 6AN

Offers in Region of £150,000

*ccl*  
PROPERTY



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An excellent opportunity has arisen to acquire a substantial former bank building that has been converted into professional office accommodation in a prominent location close to the centre of Campbeltown. Spread over three floors, and with Class 2 consent, this building is suitable for a professional SME looking to establish a strong presence. Alternatively, as an investment it would make an ideal serviced office. Located within the Local Development Plan a planning application for alternative use would be favourably looked upon to attract investment.

Campbeltown is situated on the beautiful Kintyre Peninsula. Once known as the whisky capital of the world today it now has 3 active distilleries. With a natural deep harbour, the town still retains a fishing fleet and is also a safe haven for local and visiting yachtsmen. The main pier has recently been extended to accommodate larger cargo vessels and a popular new seasonal ferry service to Ardrossan has also been introduced. The local airport is about 2 miles outside the town and during the week it offers two flights daily to Glasgow (30 mins). Glasgow is some 137 miles away (3 hours by car). Campbeltown has an excellent range of shopping facilities including a number of galleries, craft shops, independent retailers and 2 supermarkets. There are two primary and one secondary schools in the town. There are 2 banks, a library, an award-winning art deco cinema and large leisure centre with swimming pool and gym. For golf lovers there are 3 18 hole courses close by including the championship links course at Machrihanish and also the recently opened Machrihanish Dunes course. There are plenty of other outdoor pursuits close by including sailing, loch and sea angling, wind surfing, walking and horse riding.

The property is situated on the west side of Castlehill which is an extension of the Main Street within the town centre. The building occupies a prominent position at the junction with Lorne Street in close proximity to the Sheriff Court. Lorne Street forms part of an arterial route through the town centre leading west towards Machrihanish.





### The Property

Traditional construction sandstone building with a primarily timber framed pitch roof.

The property comprises offices contained within a former three storey bank building containing what was a banking hall on the ground floor with residential accommodation above. However, it was converted some time ago to entirely office use occupied by a professional firm. Class 2 consent.

Entrance to 2 Castlehill is from the street and into a reception area. There are a number of rooms, offices and stores on this floor. There is a rear entrance to the car park. A stair leads to the first floor, which has been configured to provide a total of 7 offices with the majority being spacious with good aspects. There is a WC on this floor. A stair leads to the second floor where there are a further 4 offices, WC and kitchen.

There is a small mezzanine between the ground and first floor and an interconnecting garage at the rear.

Internally the building requires some modernisation with the services, décor and flooring requiring some attention.

The net internal floor area is as follows:

Ground Floor: 108 m<sup>2</sup> (1,162 sq ft)

First Floor: 128 m<sup>2</sup> (1,380 sq ft)

Second Floor: 110 m<sup>2</sup> (1,180 sq ft)

Mezzanine: 9 m<sup>2</sup> (94 sq ft)

Garage / Store: 16 m<sup>2</sup> (178 sq ft)

Total: 371 m<sup>2</sup> (3,994 sq ft)

The property has mains water, drainage and electricity and gas, although the last is currently disconnected. There is a single GCH system.

The property is held on the Scottish equivalent of a freehold.

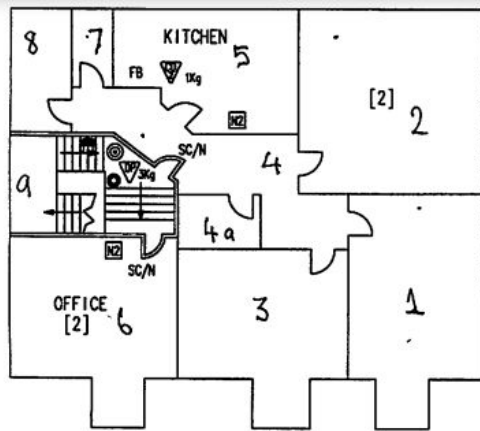
Offers offer £150,000 are sought for this heritable property, fixtures and fittings.

Each party will be responsible for their own legal costs incurred in the transaction.

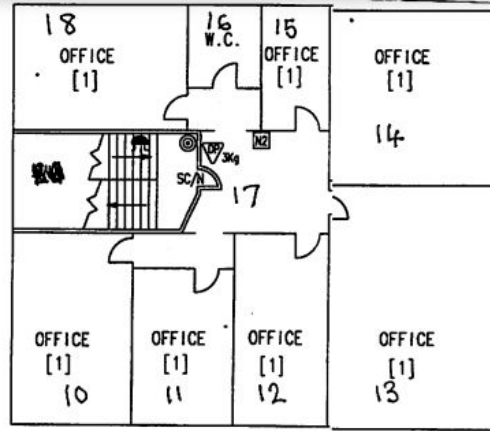
### External

2 Castle Hill occupies a prominent position close to the centre of the town. At the rear of the property there is a car park with enough space for several vehicles. The property is bounded on two sides by streets with pavements.

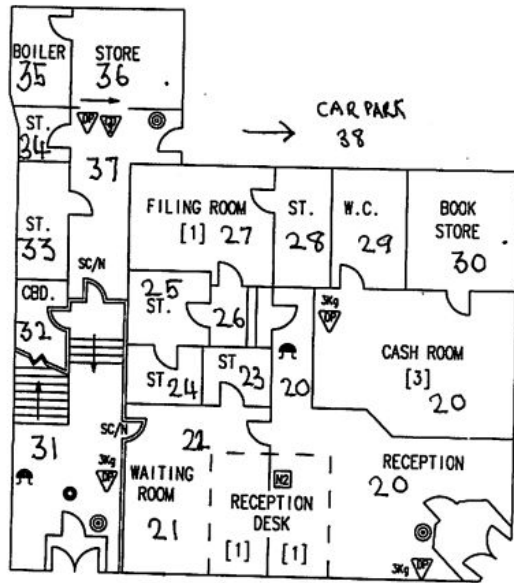




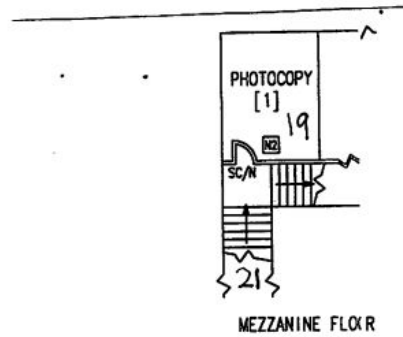
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

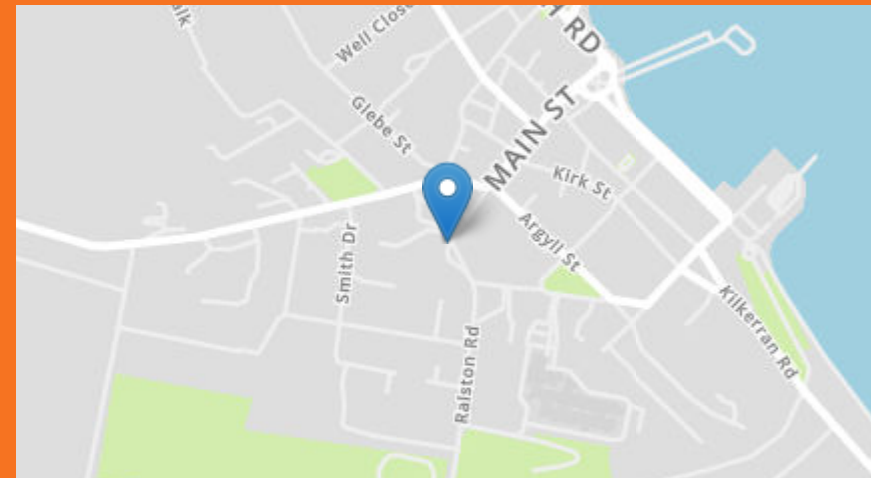


MEZZANINE FLOOR

2 CASTLEHILL  
CAMPBELTOWN  
ARGYLL PA28 6AN

FLOOR PLAN

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PROPERTY



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