

**AVISON  
YOUNG**

# For Sale

Church Square  
Inveraray  
PA32 8TX

Entire commercial/ residential  
building



**Offers Over £255,000**

0141 300 8000  
[avisonyoung.co.uk/13517](http://avisonyoung.co.uk/13517)

## Church Square, Inveraray

### Highlights

- Prominent three storey property in picturesque tourist town
- Offers over £255,000
- Income from ATM of £3,000 per annum
- Not elected for VAT
- Commercial and residential property

### Location

The subject property is situated in Inveraray, approximately 64 miles north west of Glasgow and 30 miles west of Loch Lomond and the Trossachs National Park. Inveraray is accessible via the A82 and A83.

The town is very picturesque and as such, a popular destination for tourists with Inveraray Castle being the main attraction.

The area comprises largely independent retailers including a number of hotels, cafes, gift shops and the famous former Inveraray Jail.

### Description

The property is a stand alone three-storey building of traditional sandstone construction with a heavy frontage and pitched and slated roof.

The residential accommodation is accessed via a separate entrance to the rear of the property.

The ground floor commercial premises comprises former main banking hall, a number of small offices and store rooms, strong room, kitchenette, and male and female WCs.

The ground floor commercial element is carpeted throughout, with fluorescent strip lighting and electric wall mounted heaters.

The residential element comprises 4 double bedrooms, study, large bathroom and 2 public rooms. The property has electric heating and the windows are single glazed.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area basis for the commercial demise and a Gross Internal Area basis for the residential dwelling.

Floor	Sq. m	Sq. ft.
Ground Floor Commercial	97.83	1,053
Ground Floor Residential	6.5	70
First Floor Residential	132.11	1,422
Second Floor Residential	71.91	774
<b>Total</b>	<b>308</b>	<b>3,319</b>

### Rating

The purchaser will be responsible for payment of all local authority rates attributable to the ground floor commercial unit along with Council Tax for the residential dwelling which we understand to be Band F. Please contact the appropriate Local Authority for further information on liabilities relating to this.

### Planning/Tenure

The commercial premises has been operating as a bank, therefore we understand has Class 2 Planning Use, providing permitted change to Class 1 (Shops). The remainder of the property has been in residential use therefore we understand has Class 9 (Houses) Planning Use.

The Property is located within a Conservation Area, an area of historic gardens and designed landscape, and



Inveraray Town Centre and Waterfront historic regeneration and enhancement Area for Action.

The Heritable Interest in the property will be sold with vacant possession, save for the secure ATM area, which will be leased back to RBS.

## EPC

The ground floor commercial property has an EPC rating of G and the residential property a rating of G12. The full Energy Performance Certificates are available upon request.

## Title

A copy of the title information including a draft deed plan of the subjects can be obtained from our client's solicitor, DLA Piper Scotland LLP.

## VAT

We understand the property is not elected for VAT and as such, VAT will

not be applicable on the purchase price.

## ATM

The bank's ATM will remain in-situ to which the bank will be granted a Right of Access to the ATM Secure Room for the purposes of servicing and maintaining it. Upon completion of the sale a new lease will be granted to Royal Bank of Scotland Plc who will pay an annual rent of £3,000 per annum, inclusive of VAT if applicable. The tenant will be granted an initial period of 3 months' rent-free at commencement of the lease. The tenant will insure the ATM unit only. In addition, the tenant will be permitted to install a CCTV system in connection with the ATM. The tenant will remove the ATM and any CCTV system at the end of the lease term. The lease is on standard lease terms and cannot be negotiated by the purchaser. A copy of the lease is included in the information pack and prospective purchasers are advised to familiarise

themselves with this prior to submitting an offer.

## Guide Price and Sales Process

We are inviting offers over £255,000 for the heritable interest.

Group viewings will be conducted by Avison Young. Please contact us for details pertaining to this.

A closing date for offers will be set. ***Please note our client will not consider any offers prior to this date.***

In order to be kept updated, please register your interest with Avison Young.



For further information or an appointment please contact:

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