

The Lorne Ardrishaig, PA30 8DY



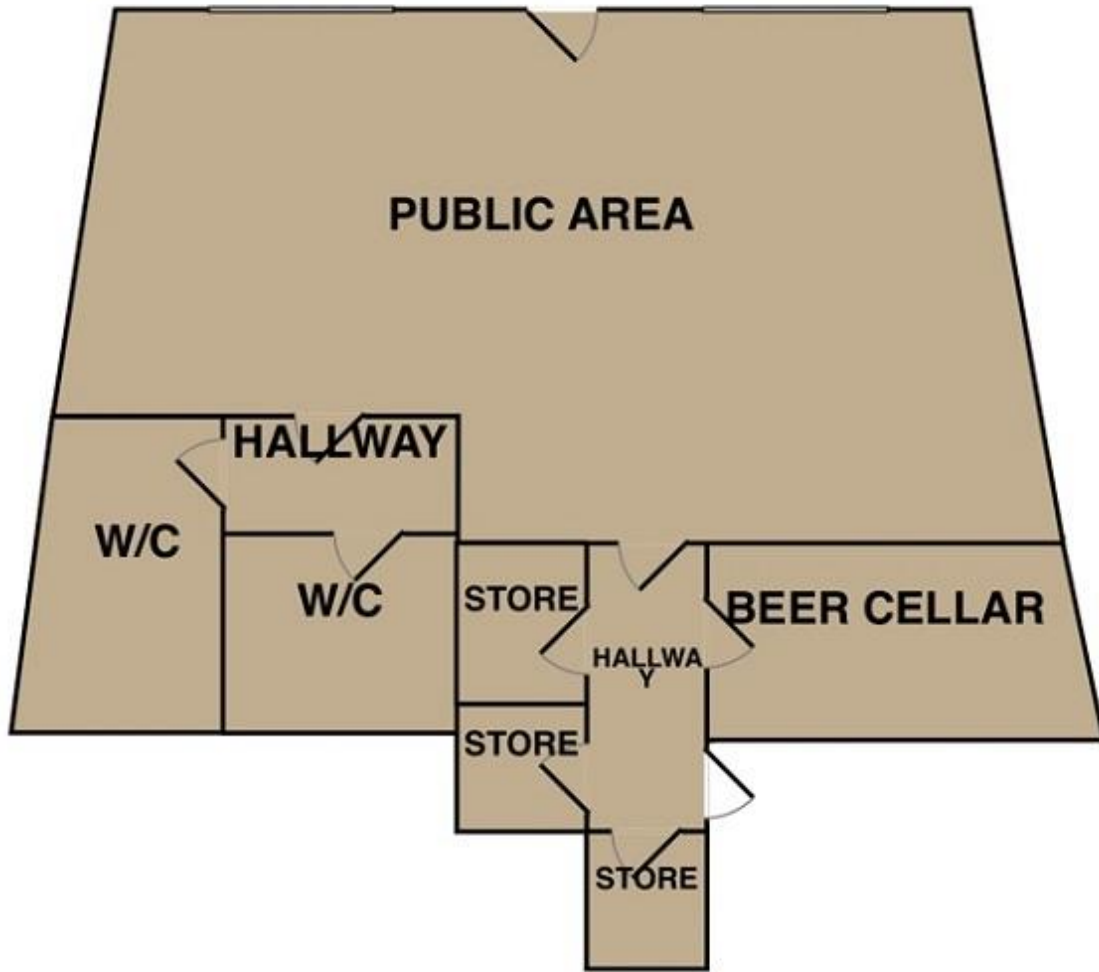
- **Good location**
- **Large floor space**
- **Front and back access**
- **Potential to change use**

Large commercial unit in the centre of Ardrishaig. Currently used as a public house, the property also has potential to be changed to an office/ retail outlet if desired. Large 4-bedroom living accommodation above is also available by separate negotiation.

Ref: 624C

Floor Plan:

Measuring 9.25m to the front, 7.5m deep and 11.5 wide at the back, the property is of good proportion and already has toilet facilities in place, along with storage areas and front and back access.



Directions:

When entering Ardrishaig from Lochgilphead, The Lorne is situated on the right hand side, opposite the second car park you come to. The property can be clearly identified by the Argyll4Sale sign.

Price:

A Fixed Price of **£30,000** is sought and should be lodged in writing with Argyll4Sale. Prospective buyers are advised to register their interest through a solicitor. However, our clients are not obliged to proceed to a closing date and reserve the right to sell without notice. Our clients are not bound to accept the highest or indeed any offer.

Services: Mains waste, water and electricity

Viewing Arrangements

Strictly by prior appointment by contacting Argyll4Sale – 01546 603118. enquiry@argyll4sale.net

Agents Notes

We have carried out a visual inspection of the property in order to prepare these particulars. All measurements have been taken using an infra-red measure however are not guaranteed. If any detail is fundamental to the purchase, prospective purchasers are recommended to obtain further detail.