

## Burgh Electrics

### 1 Colchester Square, Lochgilphead, PA31 8LH



- **Prime Location**
- **Large shop floor**
- **Large store**
- **110 sq. m**
- **Courtyard**

**Ref: 625C**  
**Commercial Report Available. EPC: F99**

We are delighted to bring this large commercial unit, in a prime location in central Lochgilphead, to the market.

Currently the locally well known "Burgh Electrics" shop, this property has huge potential for multiple uses.

The property consists a large shop floor, office, staff kitchen, w/c, large store to the rear along with the courtyard to the front of the property.

We anticipate this property to be hugely popular, and therefore highly recommend early viewing.

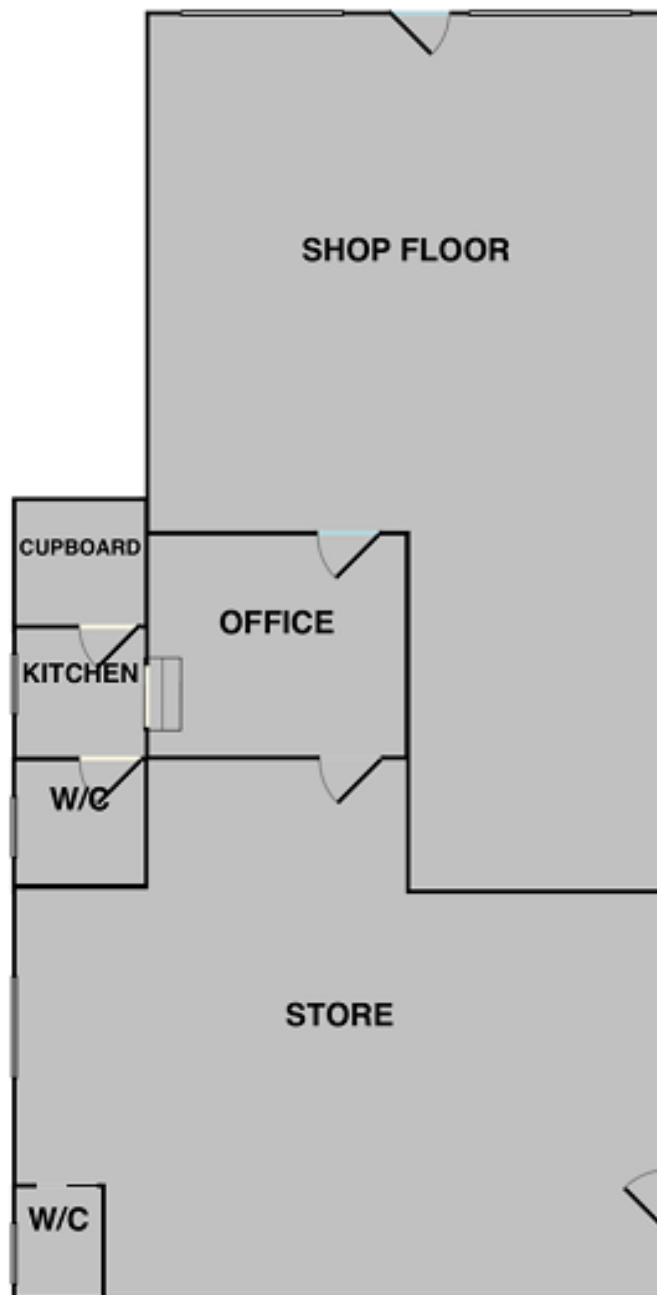
To the front of the property there is a bright and spacious shop floor, with 2 large windows with deep window ledges, overlooking the courtyard to the front and 3 smaller windows overlooking Poltalloch Street, the front green and down Loch Gilp.

From the shop floor you enter into the office, which gives access to a small staff kitchen, w/c and store cupboard via a small flight of steps. There is also access from the office to the main store.

The main store has windows to the front and back, along with a door accessing Poltalloch Street, allowing deliveries to come in without disrupting the shop floor. The back store also has its own w/c.

3 bedroom flat above the shop premises is also available by separate negotiation.

**Floor Plan:**





#### Directions:

When entering Lochgilphead from Glasgow, take a left at the mini roundabout at Tesco Express. Continue along the front street until you reach the next mini roundabout. 1 Colchester Square is directly in front of the roundabout, and can be clearly identified by the Argyll4Sale sign.

#### Price:

Offers Over **£130,000** are 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, electric.

#### Viewing Arrangements

Strictly by prior appointment by contacting Argyll4Sale - 01546 603118. [enquiry@argyll4sale.net](mailto: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.