

## lot 16

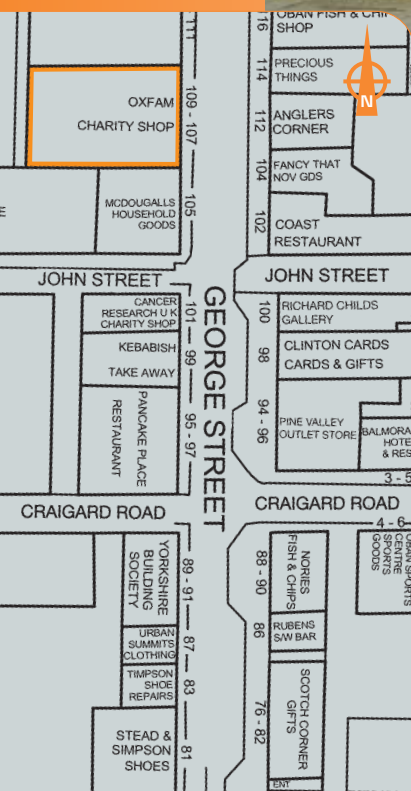
# Oxfam, 107-109 George Street Oban PA34 5NT

Rent  
**£40,000**  
per annum  
exclusive  
(Subject to  
Note 3)

Heritable (Scottish Equivalent to English Freehold) Retail Investment

- Ground floor let to Oxfam until 2019 (subject to option)
- Prominently situated on busy town centre retail thoroughfare

- Popular coastal tourist destination
- Nearby occupiers include Stead & Simpson, Yorkshire Building Society, Cancer Research, Clinton Cards and Blockbuster



## Location

Estimated Residential Population: 8,120  
Miles: 44 miles south-west of Fort William  
97 miles north-west of Glasgow  
109 miles south-west of Inverness

Roads: A82, A85

Rail: Oban Rail Station

Air: Oban Airport

## Situation

The property is prominently situated on the west side of George Street, Oban's principal retail thoroughfare. Nearby occupiers include Deichmann Shoes, Stead & Simpson, Yorkshire Building Society, Cancer Research, Clinton Cards and Blockbuster.

## Description

The property comprises a DOUBLE FRONTAGE GROUND FLOOR RETAIL UNIT formed within a traditional four storey tenement building. To the rear of the property there is a large area for storage with a rear access door for deliveries via William Street.

## Tenure

Heritable (Scottish Equivalent to English Freehold)

## VAT

VAT is applicable to this lot.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail	133.81 sq m	(1,440 sq ft)	OXFAM (1)	10 years from 26/11/2009 until 25/11/2019 (2)	£40,000 (3)	26/11/2014
Ground	Storage	84.94 sq m	(914 sq ft)				
<b>Totals</b>		<b>218.75 sq m</b>	<b>(2,354 sq ft)</b>			<b>£40,000</b>	

(1) Oxfam, set up in 1942, is a development, relief and campaigning organisation and part of Oxfam International which employs 6,000 people and has branches in 11 countries in the world, including the USA, the Netherlands, Germany and Canada. (Source: www.oxfam.org.uk 22/09/2010)

(2) Under the terms of the lease, there is a tenant's option to determine on 25th November 2014 subject to six months' prior written notice.

(3) Please note, the tenant is currently benefiting from rent free periods from 26th November 2010 to 25th February 2011 and 26th November 2011 to 13th December 2011. The seller has agreed to adjust the completion monies so that the property will effectively produce £40,000 p.a.x. from completion of the sale.

## For further details please contact:

### Jo Cordrey

Tel: +44 (0)20 7034 4854 Fax: +44 (0)20 7034 4869.  
Email: jo.cordrey@acuitus.co.uk

### Gwen Thomas

Tel: +44 (0)20 7034 4857 Fax: +44 (0)20 7034 4869.  
Email: gwen.thomas@acuitus.co.uk

www.acuitus.co.uk

## Associate Auctioneers:

### Jones Lang LaSalle (Scotland)

150 St Vincent Street, Glasgow G2 5ND.  
Tel: +44 (0)141 567 6634 Fax: +44 (0)141 221 9032.  
Email: douglas.wood@eu.jll.com  
Ref: Douglas Wood.

## Solicitors:

### DLA Piper Scotland LLP

Rutland Square, Edinburgh EH1 2AA.  
Tel: +44 (0)131 242 5053 Fax: +44 (0)131 242 5523.  
Email: carolyne.hair@dlapiper.com  
Ref: Carolyne Hair.