



To Let

Retail Unit

Kiosk

AVAILABLE NOW

**Oban Station,
Oban
PA34 4LQ**

Description:

The unit available comprises an excellent business opportunity within Oban train station. It is a single retail kiosk located within the main station building adjacent to the ticket office. The unit benefits from a metered power supply and is alarmed. Water and drainage is not currently available.

169,000+

ANNUAL STATION FOOTFALL*

Location:

Oban railway station is the terminus of one branch of the highly scenic West Highland Line 101.3 miles north of Glasgow Queen Street. Oban station provides interchange with the adjacent ferry terminal, offering connections to a number of destinations in the Inner and Outer Hebrides via ferry services operated by Caledonian MacBrayne. Known as the "Gateway to the Isles", Oban is CalMac's busiest ferry terminal.

**The latest figures available from the Office of Rail and Road (ORR) record passenger entries and exits of 169,000 for 2019/2020.*

**station
spaces**

ScotRail
SCOTLAND'S RAILWAY



Property:

The premises comprise a single retail kiosk located within the main station building adjacent to the ticket office.

Unit size:

Ground Floor : 10.27 sq. m / 110 sq. ft

Rates, services and insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning.

Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

Rent:

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

Costs:

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.



For further details relating to this opportunity, please contact:

stationspaces@scotrail.co.uk

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