

# FOR SALE

## WELL-LET HIGH STREET RETAIL UNIT IN ICONIC SCOTTISH TOWN

### 119 GEORGE STREET OBAN PA34 5NT



**FIXED PRICE £270,000 (9% NIY)**



**Sheridan  
Property  
Consultants**

# Executive Summary

- Current passing rent of £25,000 per annum (£35.41/sq ft Zone A)
- Let to British Heart Foundation
- FRI lease expiring on 27 February 2022
- Tenant has been in occupation for 10 years
- Tenant did not exercise their right to break the lease in February 2017 showing their commitment to the location
- We are instructed to seek a **fixed price of £270,000 (TWO HUNDRED AND SEVENTY THOUSAND POUNDS STERLING)** exclusive of VAT. A purchase at this level would show an attractive Net Initial Yield of 9.0%, based on standard purchaser's costs including LBTT of 3.13%.



## Location

Oban is situated on the west coast of Scotland, approximately 100 miles north of Glasgow and 50 miles south of Fort William. The town has a resident population of 10,000 people and a catchment of approximately 30,000 which increases substantially during the tourist season. Oban serves as one of the main ferry terminals on the west coast of Scotland serving both the Inner and Outer Hebrides including Mull, Tiree and Barra.

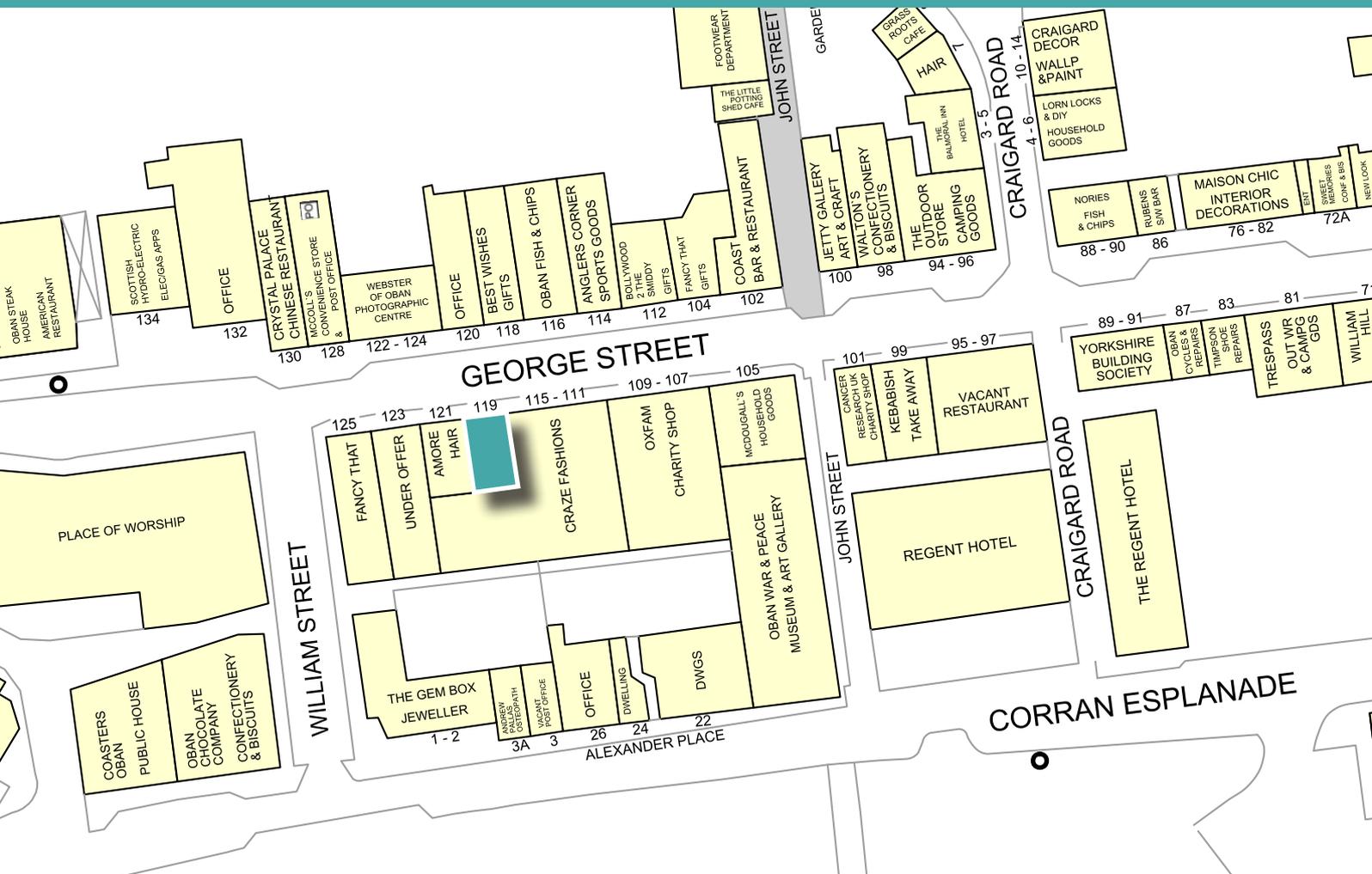
## Situation

George Street serves as the principal retail thoroughfare within Oban. The subject property is located on the west side of George Street in the block bounded by William Street to the north and John Street to the south. Nearby occupiers include Oxfam, Yorkshire Building Society, McColls and a variety of local traders.

# Description

The subject property comprises a double windowed retail unit arranged over ground floor and first floor in a 4 storey stone built tenement building. At ground floor, the sales area is to the front of the property with a sort/storage room at the rear. The first floor space is used as a staff and office area.

Internally, the property has been fitted out in the corporate style of British Heart Foundation.



# Accommodation

We have been provided by our client, the areas and dimensions as noted below, which have been measured in accordance with the RICS Code of Measuring Practice 2009 (Sixth Edition).

Description	NIA (sq ft)	Reduced Area (sq ft)
<b>TOTAL</b>	<b>1,303</b>	<b>706</b>

# Tenure

The property is held on a heritable title (Scottish equivalent of English freehold).



# Tenancy

The property is let to British Heart Foundation on FRI terms from 28 February 2007 until 27 February 2022 at a passing rent of £25,000 per annum ( £35.41/sq ft Zone A).

The tenant did not exercise their right to break the lease on 27 February 2017, showing their commitment to the location. Furthermore, there is an upwards only rent review on 28 February 2017 which has not been instigated by the vendor.

# COVENANT

British Heart Foundation is the UK's number one heart charity and was established in 1961 by a group of medical professionals wanting to fund extra research into the causes, diagnosis, treatment and prevention of heart and circulatory disease. The charity operates 735 retail outlets (as at 31st March 2016) across the UK and is the largest charity retailer in the UK. The retail portfolio is made up of over 560 standard shops and over 170 Furniture and Electrical Stores.

In the last financial year, British Heart Foundation reported a gross retail income (including donations received) of £173 million (2015: £172 million) from the shops which generated a profit of £29.1 million (2015: £31.9 million).

# EPC

We have been advised the property has an F rating.

# Proposal

We are instructed to seek a **fixed price of £270,000 (TWO HUNDRED AND SEVENTY THOUSAND POUNDS STERLING)** exclusive of VAT.

A purchase at this level would show an attractive Net Initial Yield of 9.0%, based on standard purchaser's costs including LBTT of 3.13%.

# Legal Costs

Each party will be responsible for their own legal costs incurred in connection with the transaction.

# VAT

Our clients have elected to waive exemption for VAT and accordingly VAT will be payable on the purchase price, although we anticipate the sale will be treated as a TOGC.

## Viewing and Further Information



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