



4 KERRYVIEW, CAMPBELTOWN ROAD TARBERT, PA29 6TN

OFFERS OVER £35,000

4 Kerryview is a superb, easily managed office and treatment room that would be ideal for a wide range of purposes. Clearly it would work well under its current layout and could also be perfect for a hair salon or nail bar. An added benefit is that the internal walls are stud partitions and as such it would be very easy to reconfigure the accommodation to suit other purposes.

Stewart Balfour & Sutherland
SBS Cameron Macaulay
SBS Edingtons WS
SBS Property Shop

4 Kerryview

- Modern shop in the village centre• Ideal for a wide range of uses • A stones throw from the bustling harbour• Lots of passing traffic • Near to a good range of independant shops



This Class 1 COMMERCIAL PREMISES is situated in a busy trading location within the thriving community of Tarbert, having a large glazed window flooding the front office with natural light and providing a good window display area. The floor area extends to approximately 26m2 and includes a spacious rear treatment room, store room and cloakroom. The shop is in a condition ready to start operating.

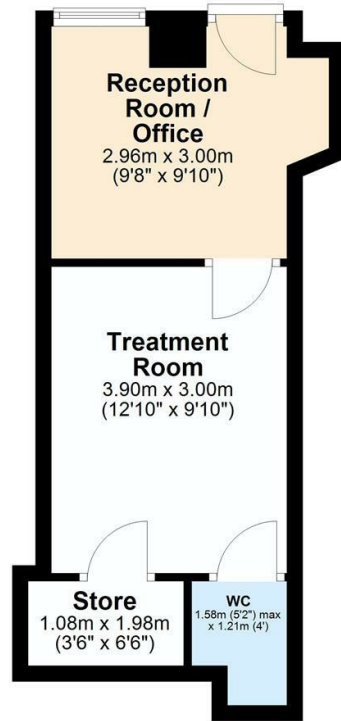
4 Kerryview, Campbeltown Road is located in a superb position boasting a good range of independent shops nearby and a high level of passing footfall of both tourists and locals alike. There is also ample on-street parking to be found nearby. Currently running as a successful physiotherapy practice this sale offers a new purchaser the opportunity to literally move in and start operating with minimal expense.

Tarbert has a wide range of amenities including Primary and Secondary education, local supermarket, pubs, restaurants and cafes. The surrounding area is a haven for the outdoor enthusiast. There are walks and cycle routes available within the village and beyond with opportunities for sailing, fishing, bird watching, shooting and diving to name but a few.

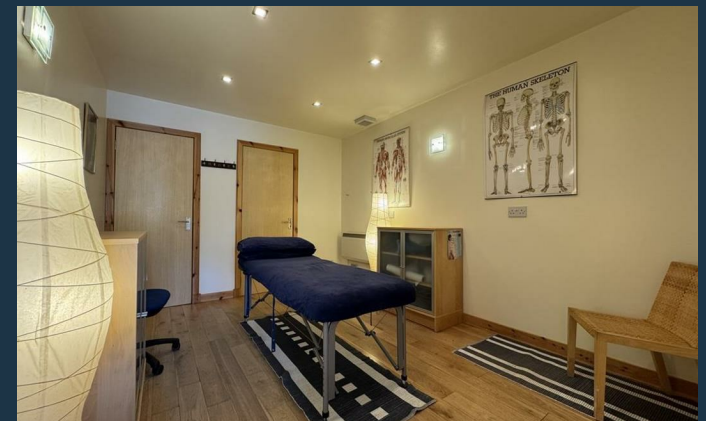


Ground Floor

Approx. 25.7 sq. metres (277.0 sq. feet)



Total area: approx. 25.7 sq. metres (277.0 sq. feet)



Council Tax Band: Exempt

NOTE: Offers should be submitted in formal legal terms with the selling agents at their Property Shop. A closing date for offers may be set and accordingly interested parties who wish to proceed further should register their interest with the selling agents. The sellers will not be obliged to proceed to a closing date and reserve the option to sell the property to any party or to withdraw same from the market at any time. These particulars have been carefully prepared after due enquiry, are provided as a guide only, but do not form part of any contract. Measurements have been taken by a sonic tape machine. While the agents consider that information and opinions expressed are fair and accurate, interested parties must not rely upon any statement, whether oral or written, made by the agents.

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