

FOR SALE

12 GEORGE STREET
OBAN | PA34 5SB

PRIME RETAIL UNIT IN ONE OF SCOTLAND'S
MOST SCENIC TOWNS

W
Waterstones



OFFERS IN EXCESS OF £950,000
(7.48% NET INITIAL YIELD)


Sheridan Keane
REAL ESTATE INVESTMENT

EXECUTIVE SUMMARY

- Oban is one of Scotland's best known tourist destinations;
- George Street is the prime retailing street in Oban;
- Situated in a prominent position on the town's main thoroughfare;
- Arranged over ground and part first floor extending to a NIA of 4,750 sq ft (1,962 sq ft ITZA);
- Let to Waterstones Booksellers (5A2 Dun & Bradstreet Credit Rating);
- Passing rent of £75,000 per annum (£38.23/sq.ft. Zone A)
- Full Repairing & Insuring terms with a lease expiry on 5 October 2029;
- We are instructed to seek **offers in excess of £950,00 (NINE HUNDRED AND FIFTY THOUSAND POUNDS STERLING)** exclusive of VAT. A purchase at this level would show an attractive **Net Initial Yield of 7.48%**, based on standard purchaser's costs and LBTT at 5.59%.



LOCATION

Oban is a popular town situated on the west coast of Scotland, approximately 92 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.

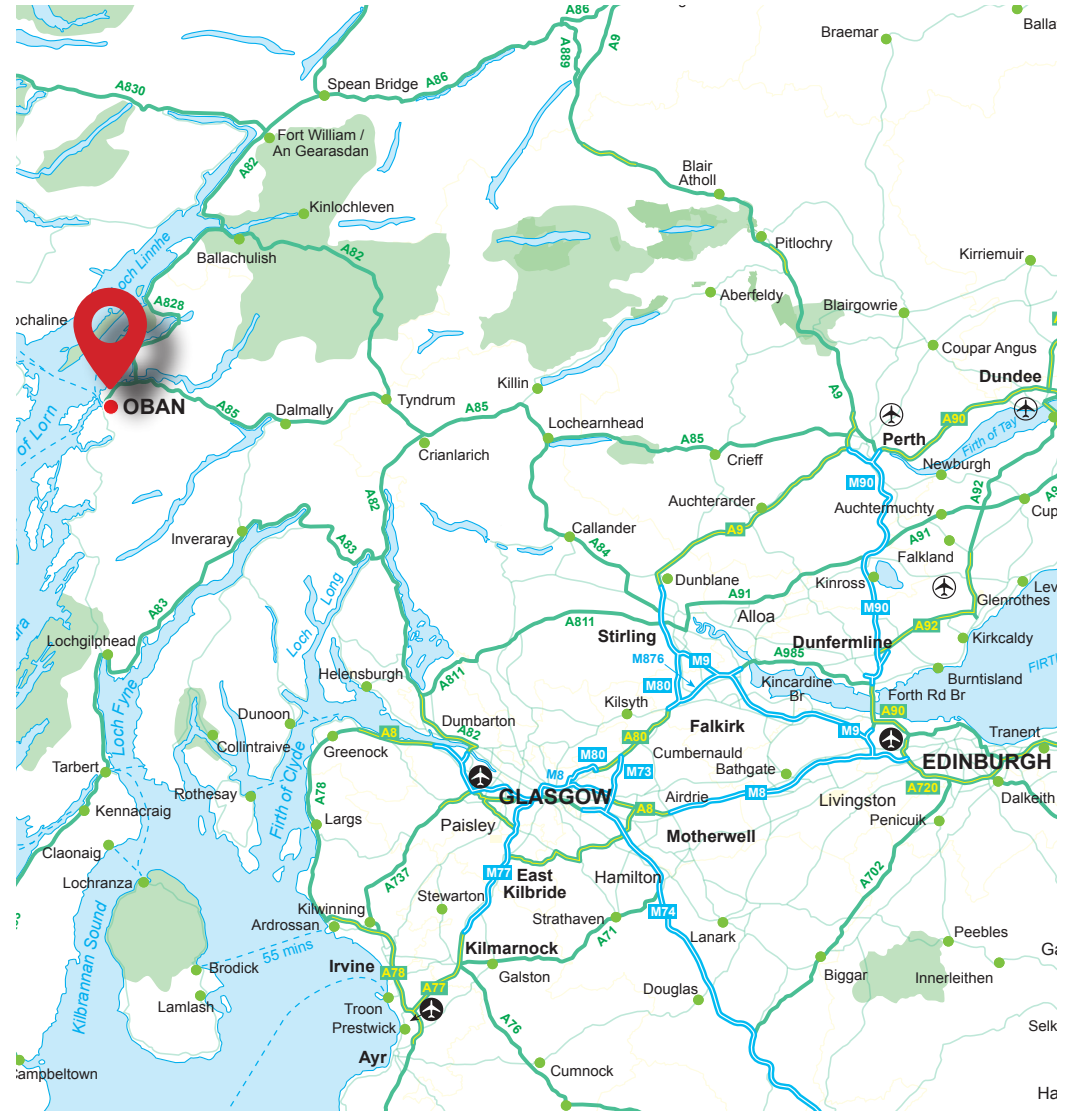
Oban serves as one of the main ferry terminals on the west coast of Scotland serving both the Inner and Outer Hebrides including Mull, Tiree and Barra.



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 British Heart Foundation, Yorkshire Building Society, McColls, McDougalls Bakery and a variety of local traders.





DESCRIPTION

The subject property comprises a ground and part-first floor retail unit within a traditional stone building of three storeys in height held under a pitched and slated roof. The subject property offers an extensive frontage to George Street.

Internally, the subject property offers a generous retail sales area on ground floor whilst the first floor, accessed by a wide stair rising up to a large open plan area is currently used for storage purposes, but which could easily be used for retail. To the front of the unit there is an office/storage and staff facility with W/C facilities contained within this area.

The property has been fitted out in the corporate style of Waterstones.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate areas are as follows:

FLOOR/AREA	SIZE (SQ M)	SIZE (SQ FT)
Ground	313.82	3,378
First	127.46	1,372
TOTAL NIA	441.29	4,750
TOTAL ITZA	182.26	1,962

TENURE

The subject properties are held on a heritable title (Scottish equivalent to English freehold).

TENANCY

The property is let to Waterstones Booksellers Limited from 6 October 2003 until 5 October 2029 on Full Repairing and Insuring terms at a passing rent of £75,000 per annum (£38.23/sqft Zone A).

The tenant recently extended their lease by 5 years from 2024 showing their commitment to the location and trading performance.



COVENANT

Waterstones Booksellers Limited were founded in 1982 by Tim Waterstone. They are a British book retailer operating from over 300 shops in the UK, Ireland, Belgium and the Netherlands whilst employing over 3,000 people.

Waterstones Booksellers Limited have a Dun & Bradstreet Credit Rating of 5A2 and a Tangible Net Worth of £68million.

	Year End 27/04/2024 (In Thousands)	Year End 29/04/2023 (In Thousands)	Year End 30/04/2022 (In Thousands)
Turnover	528,397	452,475	399,798
Net Profit / (Loss)	32,822	12,011	42,084
Tangible Net Worth	68,121	107,868	104,839



PROPOSAL

We are instructed to seek offers in excess of £950,000 (NINE HUNDRED AND FIFTY THOUSAND POUNDS STERLING) exclusive of VAT.

A purchase at this level would show an attractive **Net Initial Yield of 7.48%**, based on standard purchaser's costs and LBTT at 5.59%.



EPC

Available on request.

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 Transfer of Going Concern (TOGC).

LEGAL COSTS

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

AML

To comply with the current anti-money laundering regulations the agents acting on both sides of any qualifying transaction are required to undertake appropriate due diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will be required to disclose all relevant information prior to conclusion of missives to enable the agents to meet their respective obligations under the Regulations.

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