

DM HALL

For Sale

Upon the instructions
of the Joint Liquidators

Cinema

CLOSING DATE — NOON ON THURSDAY 22ND AUGUST

**PHOENIX CINEMA
OBAN, 140
GEORGE STREET,
OBAN PA34 5NX**



**496 SQ M
5339 SQ FT**

Property Details

- Offers over £275,000
- Cinema equipment also available
- Prominent local hotspot

LOCATION

Oban is a popular tourist hub, with easy reach to both Glasgow and the north and within the Argyll and Bute council area.

Glasgow is 98 miles south of Oban and 2 hours 20 minutes by car.

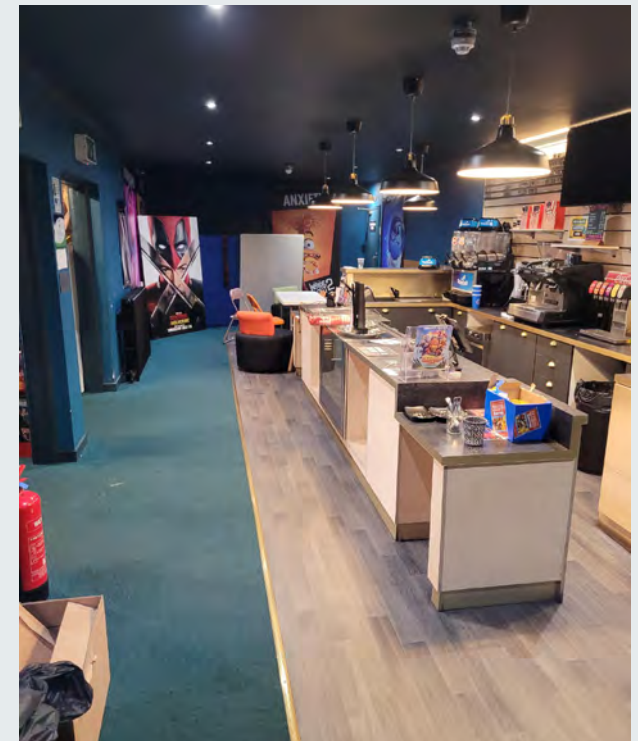
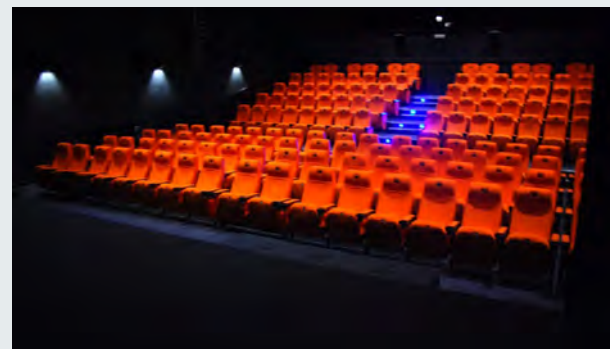
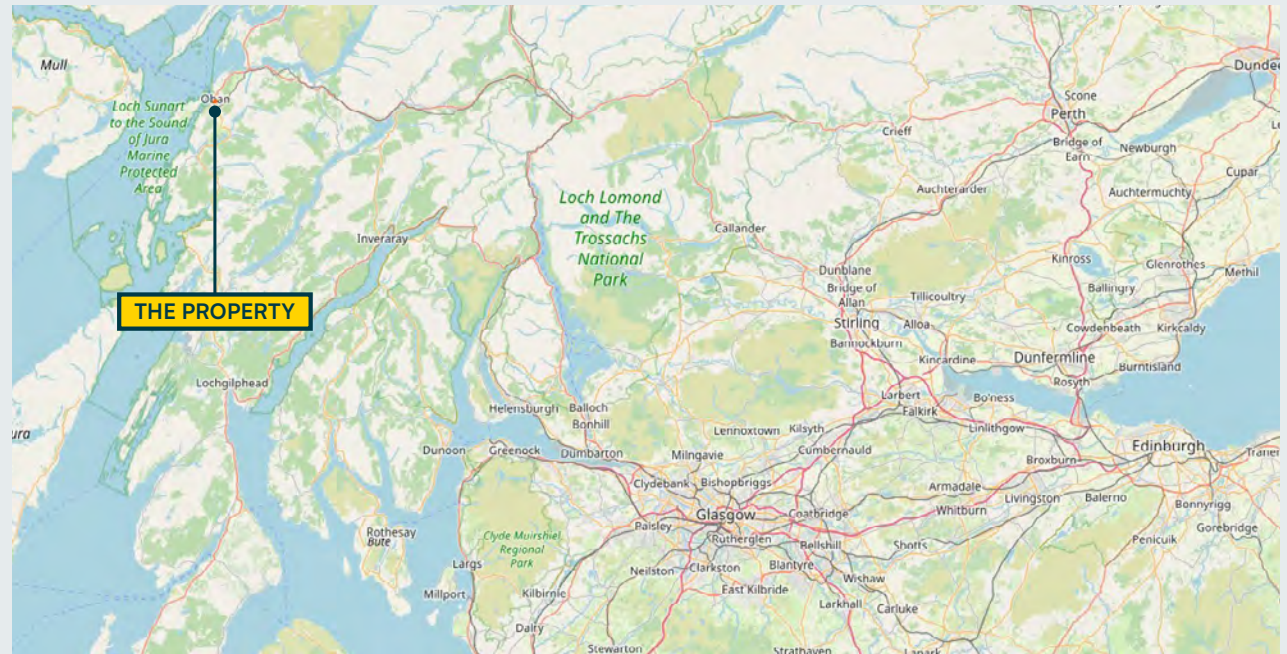
A tourist hotspot, the population rises significantly during the summer period with a surge in the local economy, due to many taking advantage of the beautiful scenery on offer during their travels. The ferry terminal, located in the centre of the town, provides access all year round to most of the West of Scotland.

The property itself is situated within the town's principal shopping street, George Street. Other occupiers close by include The Scot Hotel, McColl's, Fancy That (Gift Shop) and Anglers Corner.

DESCRIPTION

The property comprises a fully fitted cinema arranged mainly over ground floor with a small area of offices/storage on the first floor.

Internally the facility is laid out as expected with access through multiple attractive glass doors leading into an



Property Details

open kiosk area and ticket sales area. There are ample ladies and gents toilets also within this area.

Screen 1 is a large auditorium with seating provision for 148 viewers. This cinema hall is in good condition and has been well-maintained both internally and externally as per the images.

Screen 2 is a much smaller offering with seating for 22 people providing a more intimate viewing experience.

SIZE/FLOOR AREAS

The ground floor extends to approximately 447 sq.m. measured on a Gross Internal Area basis. The upstairs area extends to around 49 sq.m. giving a total of 496 sq.m. approximately (5,339 sq.ft.).

RATEABLE VALUE

According to the Scottish Assessors website the property has a Rateable Value of £9,000.

PRICE

Our client is seeking offers over £275,000 for the freehold interest.

The cinema equipment is also available and is valued at £24,000. This can be available by way of separate treaty.

ENERGY PERFORMANCE

The Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS

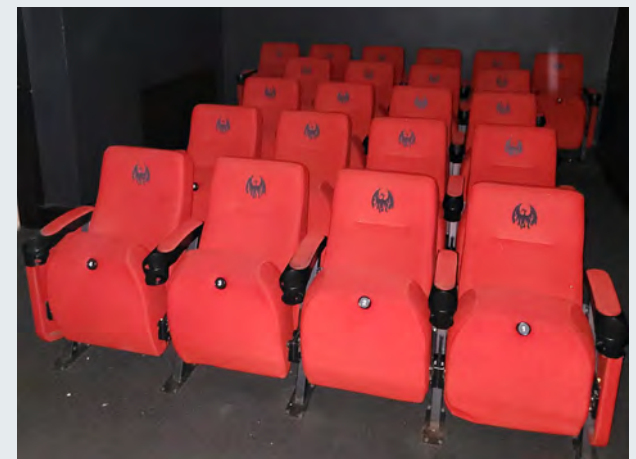
Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS

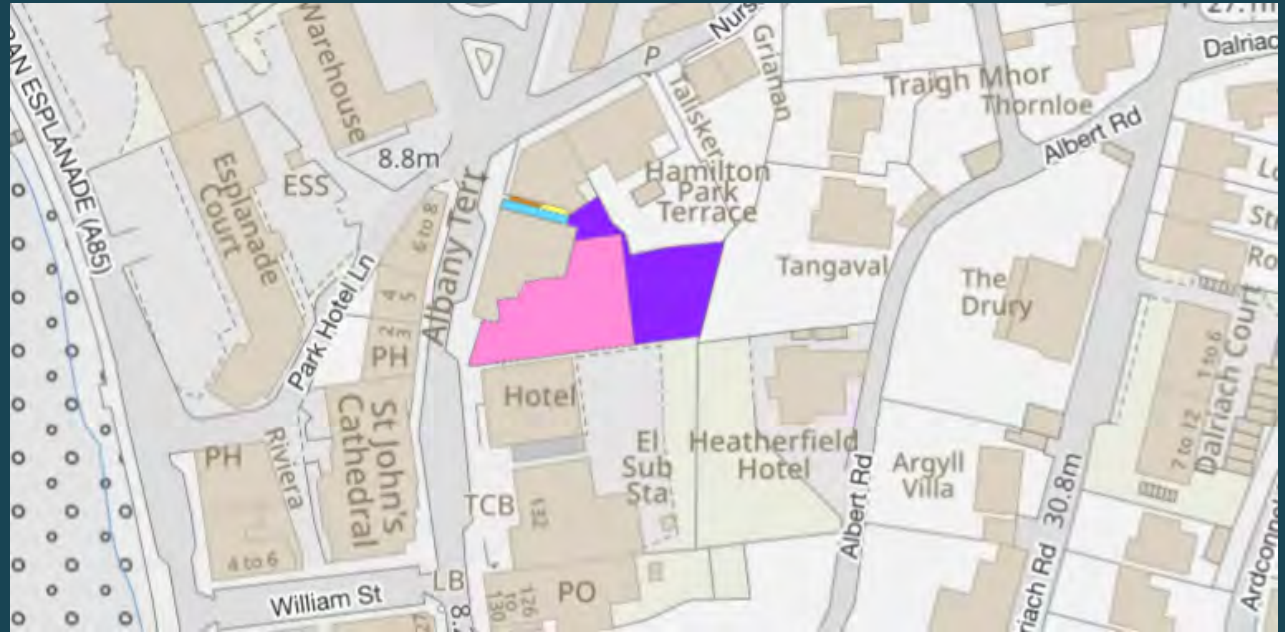
Strictly by contacting the sole selling agents, DM Hall.



Property Details

Anti Money Laundering

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

Jonathan McManus
Tel: 07771 606582
Jonathan.Mcmanus@dmhall.co.uk

Leah Sellers
Tel: 07879 626448
Leah.Sellers@dmhall.co.uk

DM Hall Commercial Department
12 Bothwell Street
Glasgow, G2 6LU

0141 332 8615



IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.