

Kinlochleven

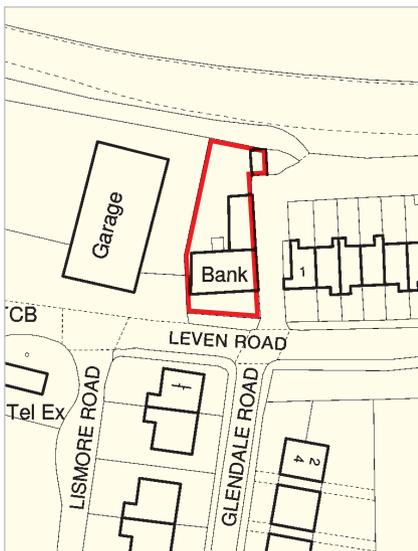
Bank House
7 Leven Road
Argyll
PH50 4RP

- **Heritable Bank Investment and Vacant Offices**
- Bank let to National Westminster Bank plc (not in occupation)
- Tenant break option in June 2015 exercised
- Potential for conversion to residential subject to existing tenancy and any necessary consents
- No VAT applicable
- Total Current Rents Reserved
£4,250 pa

On the Instructions of



SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure
 Heritable.

Location
 Kinlochleven is a small village located on the eastern end of Loch Leven. Fort William is some 20 miles north-west and the village of Glencoe is 5 miles south-east. The Ben Nevis and Glencoe Mountain Range lies to the north.

The property is situated at the centre of the village backing on to the River Leven. Leven Road is the main road through the village. Occupiers close by include Co-Operative Food and a number of local retailers.

Description
 The property is arranged on ground and one upper floor to provide a banking hall on the ground floor with self-contained office accommodation over part of the ground and first floors. There is a garage and garden to the rear.

VAT
 VAT is not applicable to this lot.

Documents
 The legal pack will be available from the website www.allsoy.co.uk

Energy Performance Certificate
 Range from EPC Rating 9-248 Band G (Copies available on website).

Viewings
 There will be a single block viewing held prior to the auction. If you would like to attend you must register no later than 12 noon on Wednesday 6th May by emailing: viewings@allsoy.co.uk. Photo ID will be required on the day. In the subject box of your email please ensure that you enter 'Lot 82 Kinlochleven'.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Part Ground Floor	National Westminster Bank plc (Not in occupation) (1)	Part Ground Floor 64.01 sq m (689 sq ft)	A term of years from 09.06.2005 to 23.06.2027 Tenant break clause 24.06.2015 FR & I as to the demise. Service Charge Cap	£4,250 p.a.	2015 Break Option Exercised
Part Ground and First	Vacant	Part Ground Floor 59.85 sq m (644 sq ft) First Floor 85.41 sq m (919 sq ft) Total 145.26 sq m (1,564 sq ft)			

(1) No of Branches: 1,600. Website Address: www.natwest.com
 National Westminster Bank plc is a wholly owned subsidiary of Royal Bank of Scotland plc who have a market capitalisation of £43bn and are 81% owned by HM Government.
 NB. Not inspected by Allsoy. Floor areas sourced from www.saa.gov.uk

Total £4,250 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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