



Commercial

The Sweet Shop, ISLE OF CUMBRAE, KA28 0AE  
Offers Over £90,000

**MACTAGGART & Co**  
**SOLICITORS AND ESTATE AGENTS**

Telephone us on 01475 674628 or fax 01475 672650  
75 Main Street, Largs KA30 8AJ

# MACTAGGART & Co

## SITUATION

The sale of The Sweet Shop provides an excellent opportunity to acquire an established business, situated in an excellent position to catch passing trade.

The shop is kept in good condition with a modern retro style theme and has been run by the present owners for the last sixteen years. The back shop is fully equipped with commercial stainless steel sink and units, there is storage, shelving and a commercial LPG gas cooking range and oven.

There is also a door that gives access the rear of the property where there is further outside storage. Accounts are available to interested parties for inspection.

The Isle of Cumbrae is situated in the Firth of Clyde and is reached by a regular ferry service from Largs, with a population of approximately 2,000 fulltime residents, it is a very popular destination with day trippers weekend visitors and holiday makers. There are also a large number of second homes on the island which increase the population considerably during the summer months.

## ROOM DIMENSIONS

Front Shop

3.38 m x 6.17 m / 11'1" x 20'3"

Rear Shop

2.49 m x 7.98 m / 8'2" x 26'2"

## PRICE

Offers Over £90,000 should be lodged with Mactaggart & Company.

## VIEWING

Tel: 01475 674628.

## EPC RATING

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## NOTE:

Further details relating to the property and its legal title (in terms of the Property Misdescriptions Act 1991) can be obtained on application from the selling agents. The above information is believed to be correct but is not guaranteed. The measurements in this schedule were using a sonic measuring device and their accuracy is not guaranteed.



espc

Ref:  
E438969

## DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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