

## BAY HOUSE, 56 VICTORIA PARADE, DUNOON, PA23 7HU



### THE PROPERTY

The Bay House Dunoon consist of a 6 bedroom terraced period property on Victoria Parade in Dunoon. The property is of stone construction with pitched slated roof spanning over 4 floors.

### ACCOMMODATION SUMMARY

The holiday homes accommodation can be described briefly, as follows: -

#### Ground Floor

- Cinema room with bar
- Twin accessible room with en-suite
- Bespoke top of the range well equipped kitchen
- Dining Area
- W.C

#### First floor

- King size bedroom with en-suite
- Utility room
- W.C

#### Second Floor

- Lounge
- Twin room with en-suite
- Bunk room

#### Third floor

- King size room with en-suite
- Super King size bedroom with en-suite with Sauna and steam room

#### Outside

- Private gravel car parking at the front of the property for 4 cars
- Fully enclosed front garden with wooden deck with hot tub and seating area and BBQ area
- Fully enclosed rear patio with secure bike stand

#### SERVICES

Mains gas, electric and drainage attached to the property

#### WEBSITE

<https://www.holidaycottages.co.uk/cottage/81381-bay-house?n=7>

#### RATING

£7,100 (effective 01/04/23)

#### TENURE

Heritable





## TRADE

Turnover for the year ending August 2023 has been £243,000.

Further information for the business will be shown to seriously interested parties following a formal viewing.

## STAFF

TUPE regulations will apply to all members of staff.

## LICENCE

The Premises is Licensed under the Licensing (Scotland) Act 2005.

## TENURE

Heritable (Freehold Equivalent) Interest.

## PRICE

Offers over £500,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, which is being sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry.

## FINANCE / BUSINESS MORTGAGES

Cox & Co are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

## VIEWING

Strictly by appointment only to be made through Cox & Co. No approach to be made to the property or members of staff.

## OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Cox & Co, 12 Castle Terrace, Edinburgh, EH1 2DP



To arrange a viewing please contact:



**Andy Cramond**

**Property Broker**

[a.cramond@coxandco.co](mailto:a.cramond@coxandco.co)

07475866706

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Cox & Co have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Cox & Co are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

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Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.