

121 ARGYLL STREET, DUNOON, PA23 7DH



MAIN COMMERCIAL THOROUGHFARE



- Large Frontage
- Ground Floor
- 5,300sq ft
- Lease Incentives Available
- Rent: £33,000p.a.x
- Sale: P.O.A

LOCATION

The property is situated on the west side of Argyle Street, south of its junction with Moir Street within Dunoon town centre. Dunoon is located in the south of Argyll and Bute and is the main town on the Cowal Peninsula.

It is connected by road but also by ferry from Gourock c. 25 miles west of Glasgow.

The town has a population of 13,200 with significant employment in the area in administration, hospitality and tourism. The property is situated on the east side of Argyle Street, midway between Moir Street and the sea front.

Neighbouring occupiers include RS McColl, Bank of Scotland and Semichem.

PROPERTY

The property comprises a substantial ground floor retail premises of steel framed and stone construction. The property offers dual display windows with centrally located double entrance doors.

Internally the property is presented in an open plan layout with tiled floors and suspended tile ceilings with lighting recessed therein. Partitions have been erected to the rear to form store room, staff room, office and w.c facilities.

AREA

492.38sqm (5,300sq ft)

NAV/RV

£16,800

RENT

The property is available on a new full repairing and insuring head lease for £33,000per annum

SALE

Our client would dispose of their freehold interest, offers invited

V.A.T.

The property has not been elected for V.A.T.

E.P.C

Available on request





TITLE

Available on request

VIEWING

By appointment only, alternatively virtual viewings can be booked.

LEGAL

Each party shall bear their own legal costs incurred in the transaction

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within 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 out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.