

# FOR SALE BUILDERS YARD

(WITH ANCILLARY OFFICES, STOCK AND VEHICLES)

**Eddisons**

ON THE INSTRUCTIONS OF THE LIQUIDATORS TO R-MAC ROOFING & BUILDING LTD



## BOGLEHA ROAD, DUNOON, PA23 7HL

OFFERS OVER £85,000 ARE INVITED FOR OUR CLIENTS HERITABLE INTEREST

- Prominent location.
- Secure yard and outbuildings.
- Redevelopment potential.
- Immediate entry.
- Plant/machinery, stock and vehicles available by separate negotiation.

### SITE AREA

0.503 Acres (0.206 Hectares)



## LOCATION

Dunoon is a small established rural town situated to the east of the Cowal Peninsula in Argyll & Bute, well located 28 miles from Glasgow accessed by good road, rail and ferry services.

The subjects are situated to the north of Dunoon Town Centre on the south side of the A885 trunk road close to its junction with Argyll Street. Adjacent businesses represented in the area include the Council Recycling Depot and the Bogleha Bowling Club.

## DESCRIPTION

The property comprises a builders yard on the corner of Argyll Street & Bogleha Road, accessed via a secure gate leading to a surfaced yard area providing vehicular and pedestrian access to a single storey office building, together with a mixture of metal storage containers, a workshop and timber framed sheds.

## AREAS

The floor areas of the building located on site are as follows (courtesy of the Valuation Roll):-

UNIT	M <sup>2</sup>	SQ FT
Offices	119.80	1,289
Workshop	107.40	1,156
Stores	56.60	609
Containers	88.90	957
Yard	1,400.00	15070

## RATEABLE VALUE

Description / Stores etc

Rateable value / £13,200

## EPC

A copy of the Energy Performance Certificate is available on request.

## VAT

Prices quoted may be subject to VAT if chargeable.

## TERMS

Offers over £85,000 are invited for our clients heritable interest.

**NB. All items of plant, machinery, stock and vehicles are for sale by separate negotiation.**

## LEGAL COSTS

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

## VIEWING

By prior arrangement with the agents:

Eddisons  
 File Ref / GLA - DUNOON  
 Tel / 0141 308 8551  
 Email / Lindsay.kerr@eddisons.com

FEBRUARY 2024  
 SUBJECT TO CONTRACT

For more information, visit [eddisons.com](http://eddisons.com)  
 T: 0141 308 8551

**Eddisons**

### Important Information

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