



## **The Coffee Stop, 29 High Street, Rothesay, Isle of Bute, PA20 9AS**

**OFFERS IN THE REGION OF £70,000**

A rare opportunity to purchase a very well established, popular and beautifully presented coffee shop in an enviable location opposite the Castle in the heart of Rothesay. The Coffee Stop enjoys a consistent level of repeat business all year round with 26 covers and an increasingly busy carry out service. Open Monday to Saturday 9.30am-4pm, this appealing, well equipped establishment is an attractive business prospect and is ready to operate.

The accessible Isle of Bute in the Firth of Clyde has two car ferry services: Rothesay to Wemyss Bay (with train to Glasgow) and Rhubodach to Colintrave. Joint Campus for pre-school to college (part of University of Highlands and Islands), local hospital, cinema, marina and pontoons, three golf courses, leisure pool, West Island Way for walkers, horse riding and fishing. Businesses, bars, art galleries, shops, cafés and restaurants.



## Premises

Double storm doors to front lead into vestibule area of 0.58m x 1.28m. Glass panelled door into shop.

### **Main Dining Area - 5.50m x 4.50m**

Light and airy with contemporary tables and chairs. Window looking to Rothesay Castle. Door to rear hall and to WC. Alcove display shelving. Cupboard storage housing electricity meter. Counter serving area with kitchen to rear. Extraction fan. Carpet.

### **Kitchen Area - 2.45m x 2.48m**

Sensibly designed for ease of service and food preparation the kitchen area is well equipped for catering. Counter display for home baking. Expobar coffee machine (recently serviced). Recessed sink below counter with Adexa dishwasher to side. Glass shelving, crockery storage. Work surfaces. Under counter fridge. Under counter freezer. Three door prep fridge with marble counter and chilled salad bar. All kitchen equipment is new. New vinyl flooring.

### **Rear Hallway - 2.71m x 1.47m >1.04m**

Door to close at side. Cupboard storage. Shelving and hanging space. Door to accessible W.C.

### **W.C. - 1.90m x 3.00m**

W.C. Wash hand basin with splashback tiling. Triton hot water hand wash unit. Hand dryer. Mirror. Vinyl flooring.









## Rateable Value

**£2,150** - May be eligible for Small Business Bonus Scheme offering up to 100% relief of commercial rates. ( The Small Business Bonus Scheme progressively reduces the rates burden for businesses with properties with individual rateable values of up to £18,000 where the combined rateable value is £35,000 or less. More details from Argyll & Bute Council's website.)



## Trading Accounts

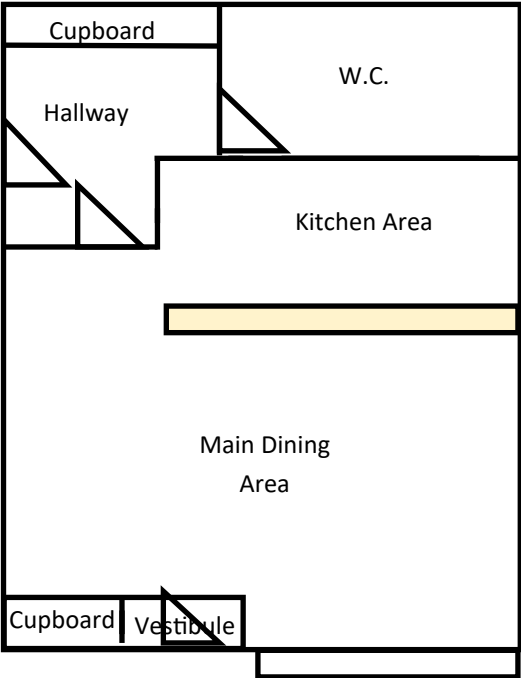
Can be made available to seriously interested parties who have formally noted interest.







**Floor Plan for Guidance Only - Not to Scale**



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