



Harry Haws Restaurant, 23-25 High Street, Rothesay, Isle of Bute, PA20 9AS

OFFERS OVER £135,000

A wonderful opportunity to acquire a beautifully presented restaurant, ready for business, in a prime location just off the main shopping street in the town centre of Rothesay and with stunning views of Rothesay Castle. Before the closure of the business due to personal circumstances the restaurant was thriving and the takeaway menu had been extremely popular. At present the restaurant can cater for 34 but with scope for many more. The premises comprise of a restaurant/bar area, lower restaurant area, ladies and gents WCs and a fantastic stainless steel kitchen with all the equipment and appliances you would need. The premises also benefit from an exclusive store for frozen and fresh food storage and a laundry area. Located just a two minute walk from the ferry terminal. Freshly painted exterior. Shared garden to rear with exclusive shed. **Valid premises licence.** All contents included as photographed.

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Restaurant/Bar Area - 7.59m x 4.41m

Welcoming, beautifully presented bar area with seating for 12 with potential for more. Wonderful view of the castle. Under bar sink and shelving. Coffee machine. Soup urn. Sound system. CCTV. Spotlight and pendant lighting. Vinyl tile flooring (plain vinyl flooring behind bar). Wall hung menu chalk boards. Steps down to the lower restaurant area. Door leading to WCs. Cupboard housing electrics.

Lower Restaurant Area - 3.25m x 6.17m

Beautifully designed lower restaurant with a fabulous view of Rothesay Castle. A range of booths with leather bench seating and solid wood tables which. This area caters for 22 people. Spotlight and pendant lighting. Vinyl tile flooring. Fire exit. Steps up to the bar area.





Hallway - 1.30m x 3.12m

Hallway leading to ladies and gents WCs. Coat hooks. Spotlights. Vinyl tile flooring.

Disabled and Ladies WC - 2.52m x 1.52m

WC. Handrails. Wall hung wash hand basin with mirror over. Hand dryer. Baby changing facilities. Spotlights. Vinyl tile flooring.



Gents WC - 1.87m x 1.66m

Urinal. Cubical with WC. Wash hand basin with pedestal with mirror above. Hand dryer. Spotlights. Vinyl tile flooring. Loft hatch.



Kitchen - 8.76m at widest x 4.27m

Stainless steel catering kitchen with a vast range of commercial equipment ready to operate. Wet wall panelling on walls for easy cleaning. Vinyl kitchen flooring. Striplights. I-mini combi boiler. Washing area with double stainless steel sink and dishwasher. External door out to shared garden, close and store.



Shared Garden

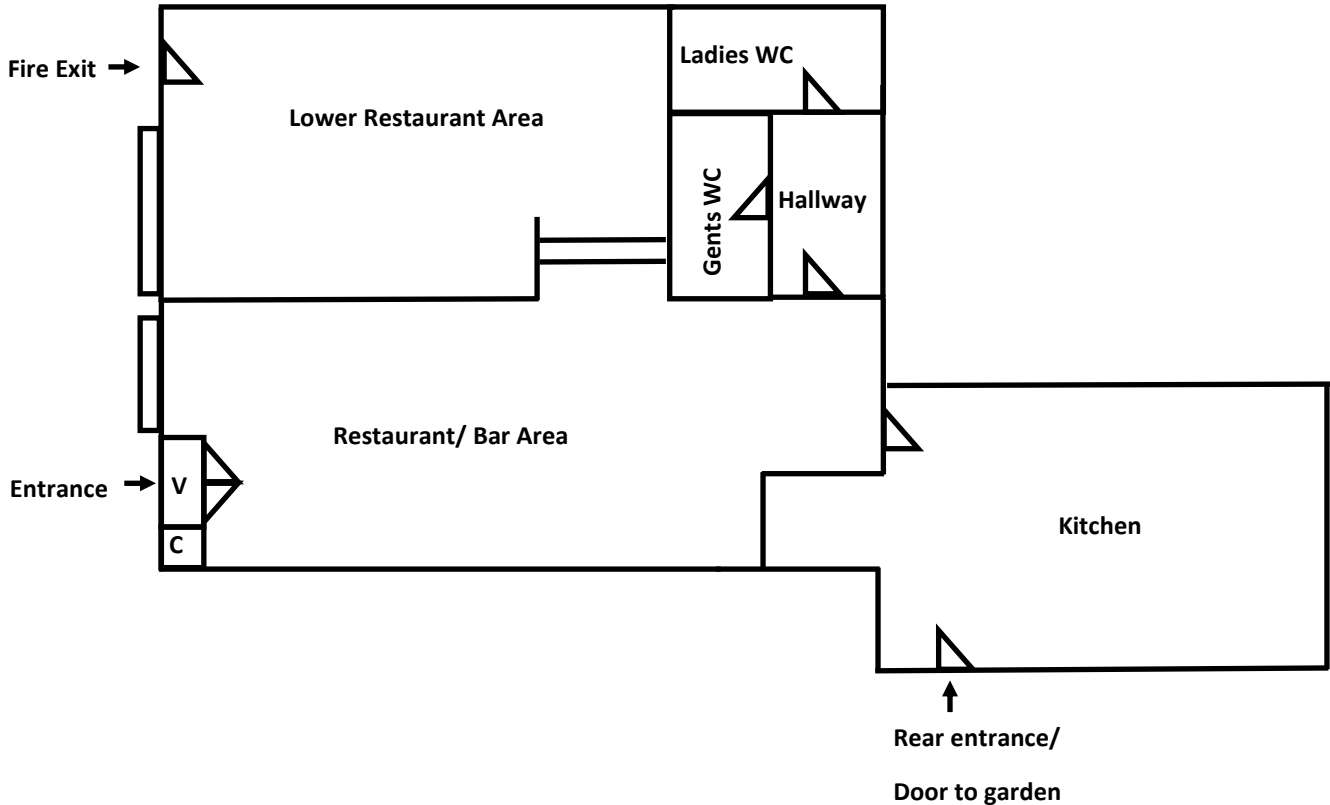


Store - 3.20m x 3.29m

Outside store located just outside the kitchen for frozen and fresh food storage.
Range of fridges and freezers. Laundry area. Shelving.



Floor Plan for Guidance Only - Not to Scale



Please note that these particulars are prepared by us on the basis of information provided to us by our clients. We have not tested the systems or appliances or any central heating system or moveable items within the property. Prospective purchasers should make their own enquiries. No warranty is given. All fixtures and fittings mentioned in this schedule are included in the sale. All others are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that the seller is not in the business of selling second-hand goods. If there is any matter within this schedule which you wish to be clarified, please contact our office for further information.