



Shop Premises, 5 Gallowgate, Rothesay, Isle of Bute, PA20 0HR



FOR SALE - OFFERS OVER £99,000

MAY CONSIDER LEASING TO SUITABLE TENANT

A rare opportunity to purchase retail premises with generous storage areas and great potential for a development opportunity to convert the upper floor into separate accommodation subject to appropriate Local Authority consents. Beautifully presented and welcoming, recently refurbished front retail area. Large double fronted windows. Located in Rothesay's town centre and just a short walk from the ferry terminal.

The premises include a retail area, WC, stock storage areas and rear vehicular access for stock delivery.

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 Colintraive. 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.

Ground Floor

Front Shop - 7.36m x 4.04m

A great shop area recently refurbished. Six spot groups. Four ceiling lights. Laminate flooring. Cupboard housing switchboard.



Store - 5.94m x 5.64m at widest

Large store area. Three strip lights. Double doors from front shop. Door to close.

Back Room - 5.28m x 4.50m at widest

Two flush lights. Strip light. Access to back door. Walkin freezer (currently not operational) 2.55m x 1.14m

Close

Two flush ceiling lights. Strip light. Door to street. Stairs to upper floor.



First Floor

Main Room - 5.61m at widest x 4.08m at widest

Two strip lights. Extractor fan. Vinyl flooring. Double sink unit with drainer and mixer tap. Main boiler. Loft access



Front Room - 3.82m x 3.96m Vinyl flooring. Large window to front



Hall - 1.82m x 0.98m Pendant light. Vinyl flooring.

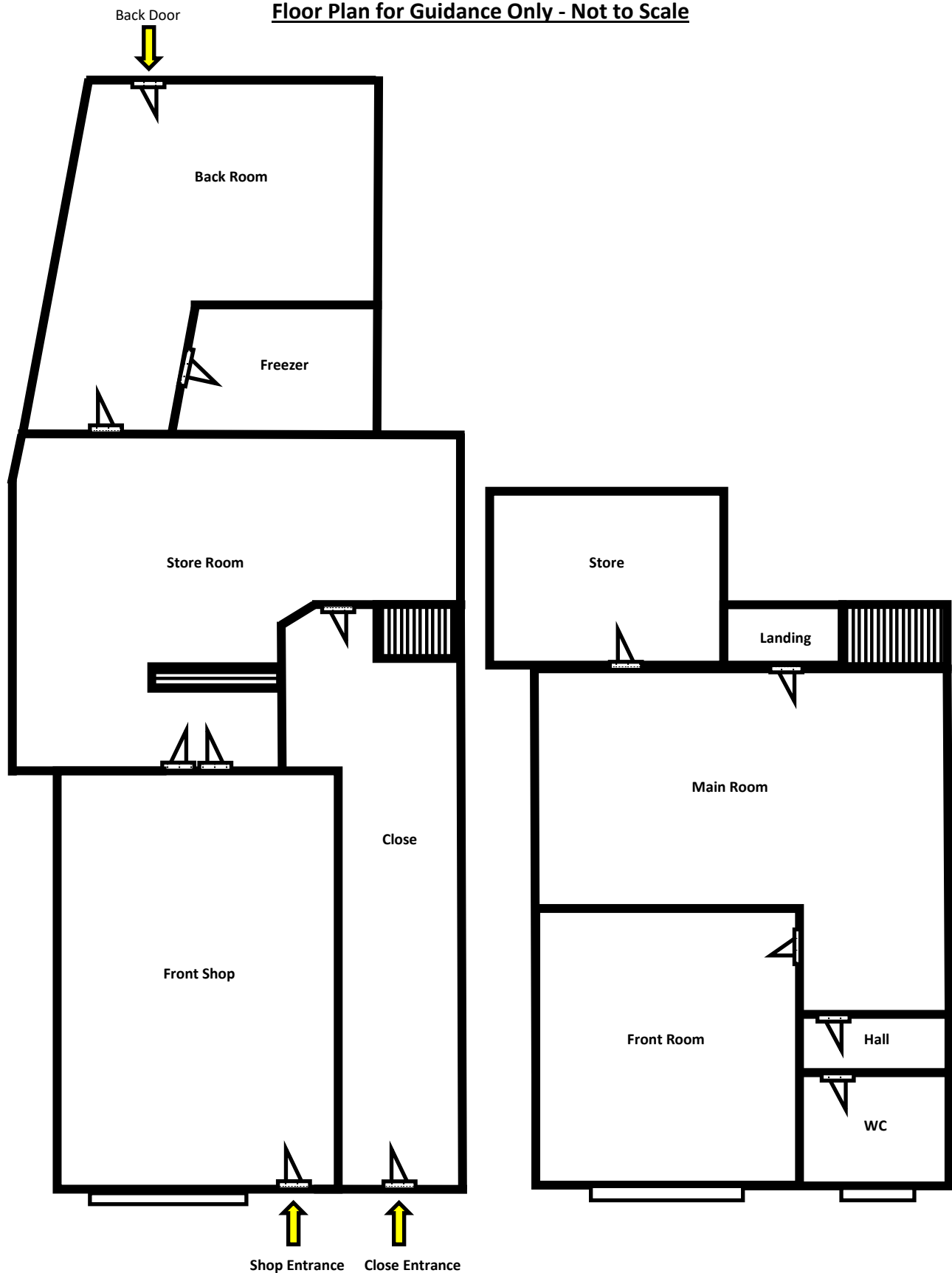
WC - 1.76m x 1.82m Pendant Light. Extractor fan. WC. Sink with pedestal and pillar taps. Obscure window to front.

Back Store - 2.26m x 3.15m Wall light. Vinyl flooring.

Rear entrance with vehicular access for deliveries



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.