



WM SKELTON & CO



29 Gallowgate, Rothesay, Isle of Bute, PA20 0HR

Offers over £70,000

29 GALLOWGATE, ROTHESAY, ISLE OF BUTE, PA20 0HR

A substantial town-centre restaurant premises offering massive potential and an excellent opportunity for an established operator, investor or aspiring restaurateur. The premises provide seating for at least 30 covers, with the flexibility and space to create an attractive and versatile dining environment. The prominent town-centre position benefits from excellent visibility and a pleasant outlook across a landscaped public area, featuring an attractive ornamental fountain and mature planting immediately opposite. There is a stainless-steel commercial catering kitchen, which is fitted with a vast range of professional equipment and provides an excellent foundation for a wide variety of catering operations. The property occupies a prominent position within the town, surrounded by established businesses and amenities, with passing pedestrian and vehicular traffic providing valuable exposure and benefits from a nearby public car park.



Castle Chambers, 49 High Street, Rothesay, Isle of Bute, PA20 9DB
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Front Dining Area - 7.18m x 3.91m

The restaurant offers a bright and welcoming dining area arranged to accommodate at least 30 covers, with a good selection of individual tables providing flexibility for couples, families and larger parties. Large glazed frontage provides good natural light and strong visibility from the street, while the layout offers scope for an incoming operator to personalise and rebrand the premises to suit their particular concept.

Back Dining Area - 6.46m x 3.80m at widest

A further spacious dining area is positioned to the rear of the restaurant, providing additional seating and flexibility for different dining arrangements. The generous proportions provide scope for additional tables and chairs or alternative uses, subject to the requirements of an incoming operator. A serving hatch provides a practical connection towards the catering area.

Gents WC - 1.58m x 1.75m

A conveniently located gents WC comprising a wash hand basin with hot and cold water, a WC, wall-mounted soap dispenser, frosted window providing natural light, and durable flooring.

Ladies WC - 1.74m x 1.79m

A conveniently located ladies WC comprising a wash hand basin with hot and cold water, a WC, wall-mounted soap dispenser, frosted window providing natural light, and durable flooring.

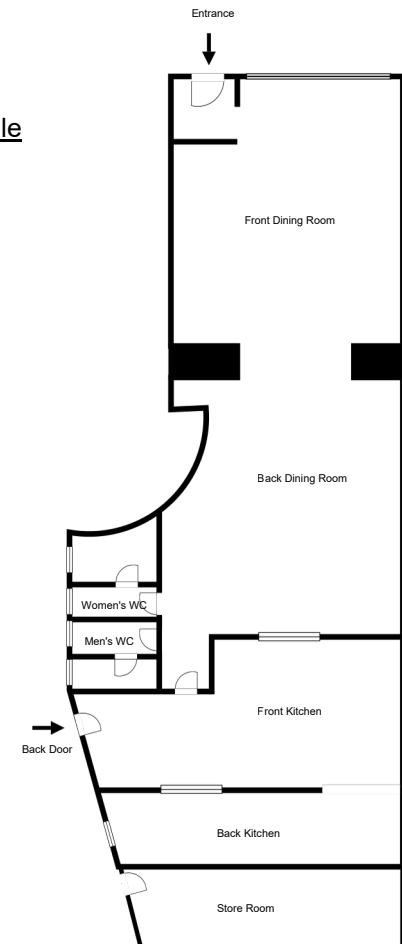


Kitchen - 4.86m x 3.21m + 2.14m x 4.53m

A well-equipped commercial catering kitchen which includes a stainless steel extraction canopy, commercial gas range cooker, stainless steel preparation and storage tables, refrigerated ingredient preparation unit, fryers, pizza oven fridge/freezer, chest freezers sink stations, and dishwasher. The kitchen benefits from stainless steel splashbacks, durable non-slip flooring, ample preparation space, and a practical layout designed for efficient food preparation and service. Worcester combi boiler. Rear entrance.

**Store - 3.07m x 1.63m**

Store accessed externally with electricity, water tap and plenty of room for fridges and freezers.

**Floor Plan - 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.