Taylor
Property Consultants

TO LET

Modern Shop Premises

17 VICTORIA STREET
ROTHESAY, ISLE OF BUTE
PA20 0AJ

T: 01563 525504
M: 07535 277 139

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Location
Rothesay is the principal town on the Isle of Bute in Argyll with a resident population of 5000 and a catchment of over 7000. The town is accessed by regular ferry connections to Wemyss Bay with an onward rail link to Glasgow. Victoria Street sits across from the ferry terminal.

Description
The subjects comprise a modern ground floor shop with an excellent front display window and return display within a 4 storey development of flats and ground floor retail premises.

The shop has mains supplies of electricity, water and drainage as well as telecoms and a fire alarm and security alarm. Fluorescent light fittings are ceiling mounted.

Area
The property has a total floor area of 57.37 sq m (617 sq ft).

Rent
Offers in the region of **£6,000 per annum** exclusive are invited. For the avoidance of doubt, VAT will be payable on the rent.

Rateable Value
The subjects have a current rateable value of £5,600 which qualifies the property for 100% exemption from rates under current Small Business Bonus Scheme, subject to application.

Lease Terms
The subjects are available to lease on full repairing and insuring terms for a period of flexible duration.

Energy Performance Certificate
Available on request.

Legal Costs
Each party will bear their own legal costs in the conclusion of a transaction. The ingoing tenant will be responsible for Land and Buildings Transaction Tax and Registration Dues if appropriate.

Entry
By arrangement.

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Viewing and Further Information
Strictly through the sole lettings agents:-

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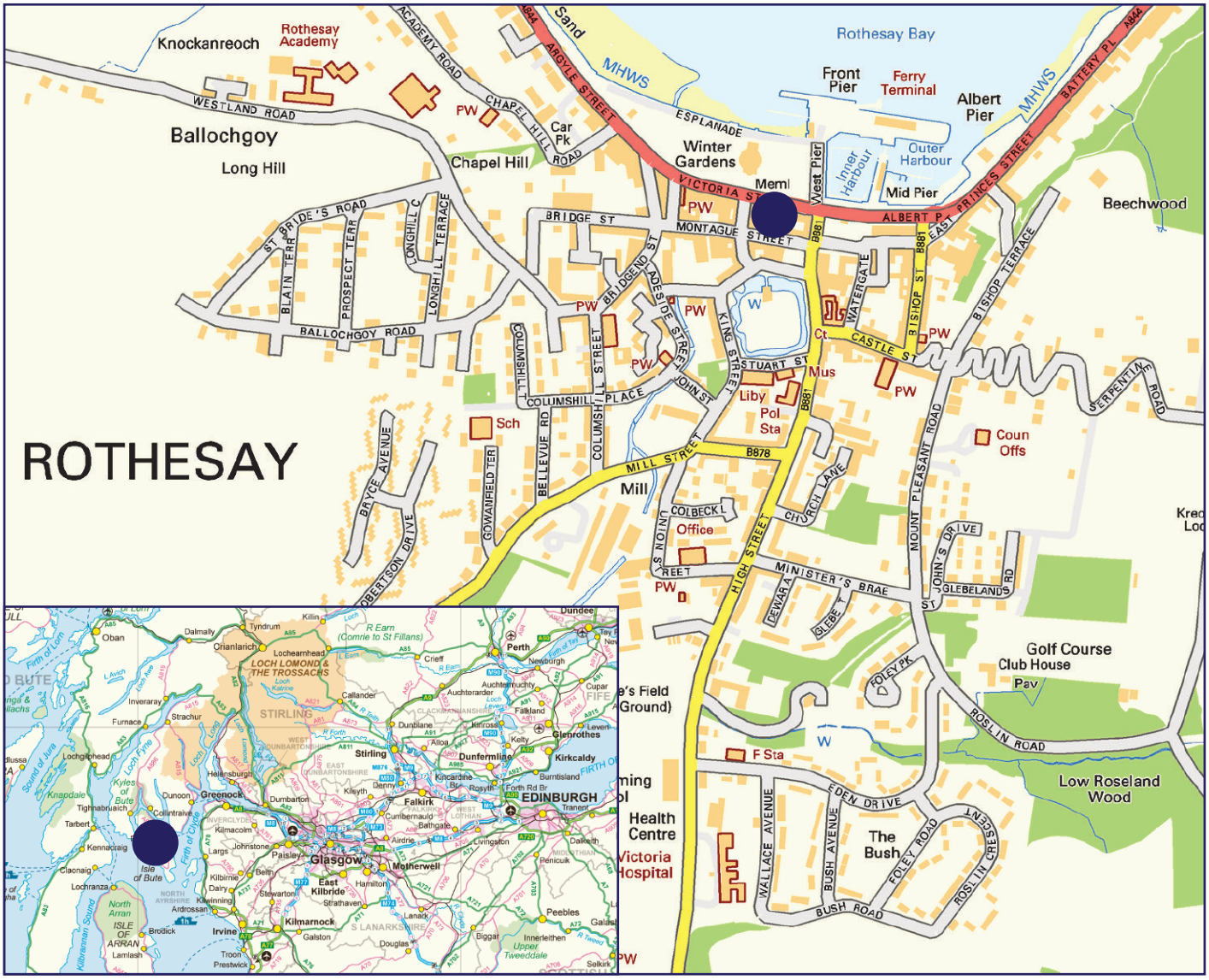

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May 26