Property for Auction in Scotland - [Print Version]

Lot : Harry Haws, 23 - 25 High Street, Rothesay, Isle Of Bute, Argyll And Bute PA20 9AS

Auction House Scotland

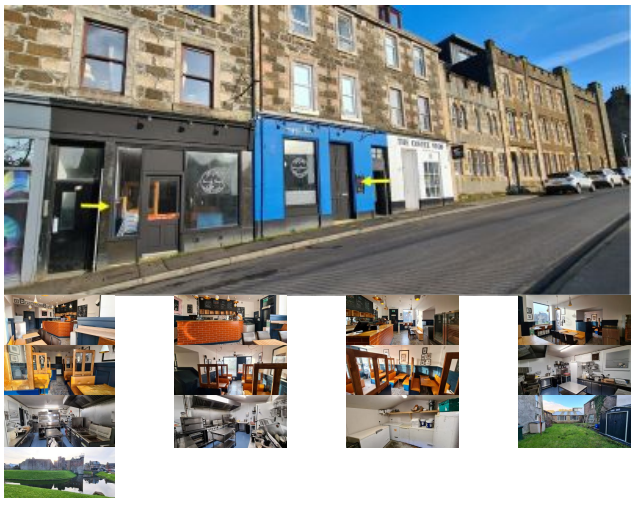
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Auction Date:	Start Time	Property Type:	*Guide Price
Thu 24/09/2026	14:00	Commercial	£99,000

Property Address: Harry Haws, 23 - 25 High Street, Rothesay, Isle Of Bute, Argyll And Bute PA20 9AS, PA20 9AS

We are delighted to present to auction this fully fitted, but currently non-trading, restaurant premises enjoying prime location in Rothesay town centre, overlooking the historic Rothesay Castle and just a short walk from the ferry terminal Until recently, Harry Haws was trading as a successful and popular restaurant and takeaway, and include an extensive commercial catering kitchen complete with a wide range of stainless-steel catering equipment, allowing an incoming purchaser to recommence trading with minimal capital expense. Extending to approximately 102 sq. metres, the accommodation currently provides a stylish bar and restaurant seating



approximately 34 covers, with potential to increase, together with customer WCs, preparation and storage facilities, food store, laundry area and shared rear garden. All contents shown in the listing are included within the sale. The published Rateable Value of £6,400 may qualify for rates relief, and this versatile property offers obvious potential for restaurant, café, takeaway or hospitality operators seeking a ready to trade premises, while investors may also wish to investigate alternative commercial uses, subject to all necessary consents. The competitive guide price is sure to attract strong levels of interest, and early viewing is recommended.

Area

Rothesay is the principal town on the Isle of Bute and a popular tourist destination attracting visitors throughout the year. The property enjoys an enviable central location close to shops, cafés, the ferry terminal and numerous local attractions, providing excellent footfall and strong trading potential.

Tenure

Freehold

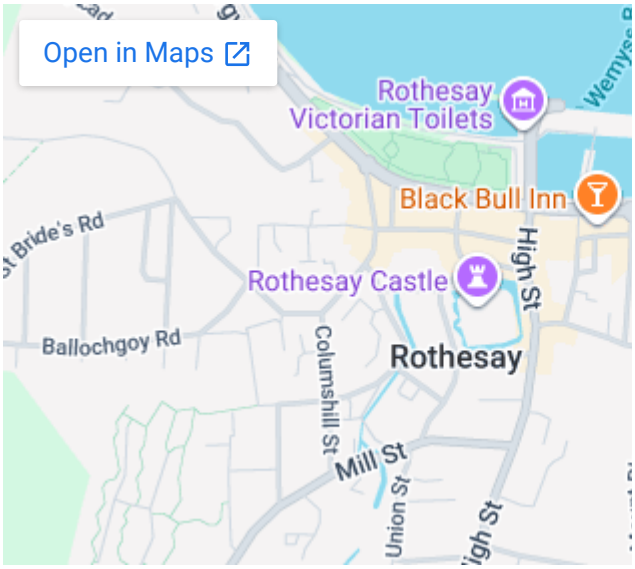
Local Authority

Argyll and Bute Council

Floor Plan

Location Map





Additional Fees

Administration Charge - 3.6% inc VAT of the purchase price, subject to a minimum of £3600 inc VAT, payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Price Information

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.