



Take Away / Café, Fishnish, Isle of Mull

- Bespoke food outlet within ferry waiting room
- Modern kitchen fit-out
- Benefits from 14 daily ferries from Fishnish
- Offers are invited for the kitchen fixtures and fittings.



On the Instruction of



LOCATION

Fishnish is the ferry terminal for the route to and from Lochaline. Fishnish is located between Tobermory and Craignure on the Isle of Mull.

Mull is the second largest island of the Inner Hebrides, off the west coast of Scotland in the council area of Argyll and Bute and the fourth largest Scottish island surrounding Mainland Scotland.

DESCRIPTION

Caledonian Maritime Assets Limited, (CMAL) owns the ferries, ports, harbours and infrastructure necessary for vital ferry services serving the West coast of Scotland and the Clyde Estuary. CMAL's ferries and harbours are primarily used and operated by the ferry operator CalMac Ferries Ltd. CMAL owns the waiting room facility at Fishnish which includes a separate kitchen / take away facility, adjacent to the waiting room. Whilst the facility is separate from the waiting room, the business will benefit greatly as a result of passing trade from the regular daily ferry departures and arrivals.

ACCOMMODATION

We can confirm that the kitchen facility extends to approximately:

Net Internal Area:	176 sq ft	16.31 sq m
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RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Rateable Value of £1,100. The poundage rates for 2024/2025 is £0.498 in the pound.



The property will qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

LEASE TERMS

The subjects are available on the basis of a new Full Repairing and Insuring lease for a period to be agreed between both parties.

V.A.T

All prices, premiums and rents are quoted exclusive of VAT.

LEGAL COSTS

Each party will bear their own legal costs in connection with this transaction.

EPC RATING

The property is exempt from requiring an Energy Performance Certificate.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through Graham and Sibbald:

To arrange a viewing please contact:



Terry McFarlane

Director

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: April 2024