

TO LET

RETAIL PREMISES

104 ARGYLL STREET, DUNOON, PA23 7NE

LOCATION

Dunoon is located on the Firth of Clyde at the base of the Cowal Peninsula approximately 28 miles north west of Glasgow with a population of around 9,000 people. The town has two ferry operators providing regular services to Gourock and Greenock.

The subject premises are located in a 100% prime position on the east side of Argyll Street.

Nearby occupiers include Semi Chem, RS McColl, Book Point, Bank of Scotland, Gibson's Electricals and Boots the Chemist.

DESCRIPTION

The premises comprise a double-windowed retail unit arranged over the ground floor only of a two storey building under a pitched and slated roof.

Internally there is a main sales area with staff and storage facilities. There is a separate access to the rear.

ACCOMMODATION

The main dimensions and net internal area are as follows:

Gross Frontage	23 ft 1 ins	7.04 m
Net Frontage	18 ft 6 ins	5.64 m
Ground Floor	1,619 sqft	150.40 sqm

RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£11,400
Commercial Rate Poundage	£0.49
(exclusive of water and sewerage rates)	

Please note the rates payable may be subject to relief from the small business rates scheme.

RENT

Offers in excess of £14,000 per annum exclusive are invited.



LEASE TERMS

The premises are available on the basis of a new full repairing and insuring lease for a negotiable period.

PLANNING

The premises currently benefit from Class 1 (Retail) consent. The premises may also be suitable for Class 2 (Office) and Hot Food Consent (Sui Generis) subject to securing a change of use.

LEGAL COSTS & VAT

Each party is to be responsible for their own legal costs incurred in connection with this transaction with the ingoing tenant to be responsible for Land and Buildings Transaction Tax (LBTT), registration fees and any VAT incurred thereon.

ENERGY PERFORMANCE CERTIFICATE

EPC rating details available upon request.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the retained letting agents.

Peter Hutton

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OR

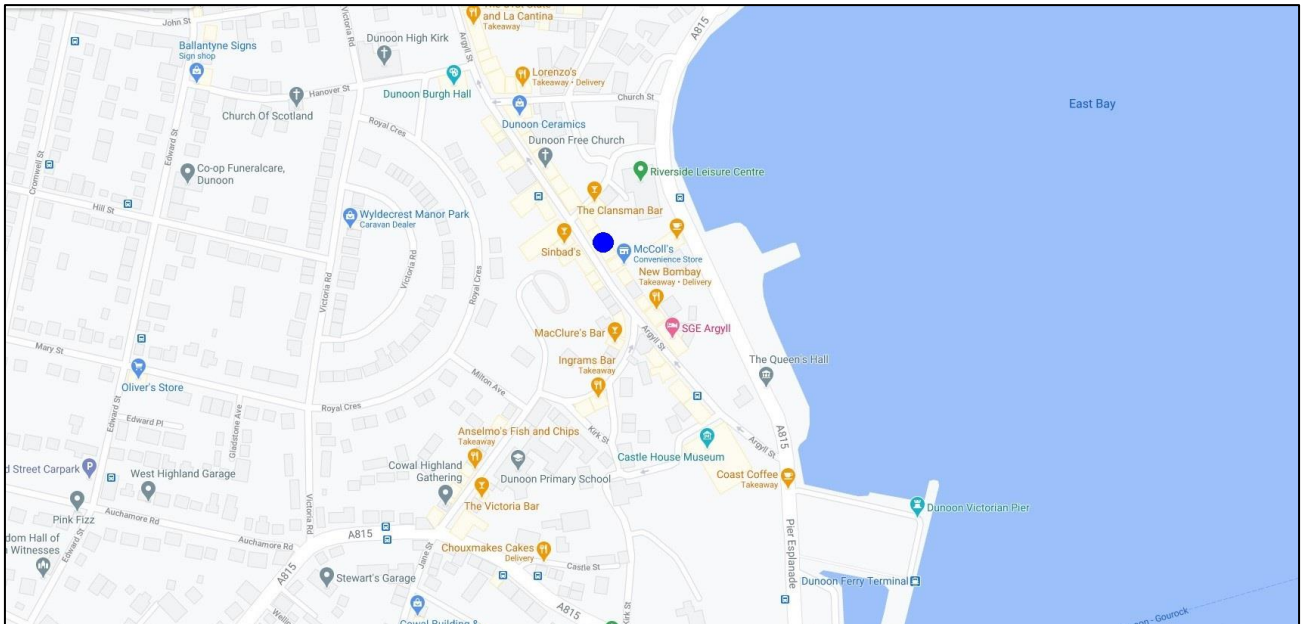
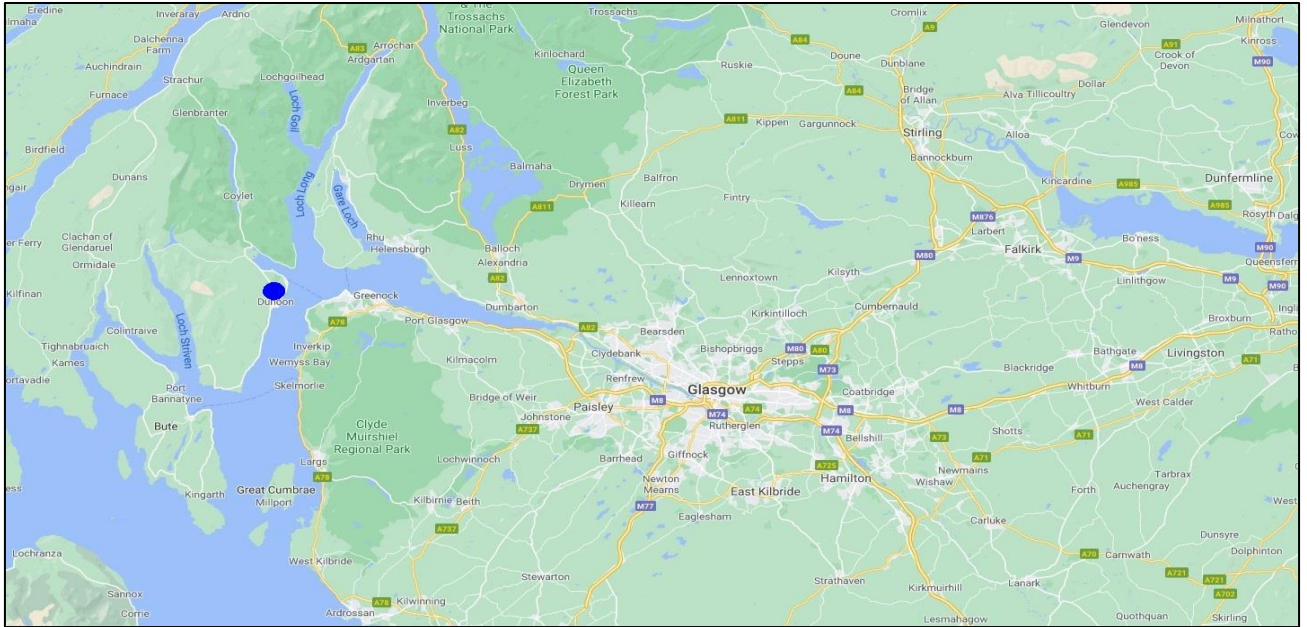
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