



Taylor
Property Consultants

TO LET

Modern Shop Premises



**17 VICTORIA STREET
ROTHESAY, ISLE OF BUTE
PA20 0AJ**



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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. The town houses a number of well known High Street retailers including the **Co-op, Semi Chem, Original Factory Shop, Royal Bank of Scotland** and **Lloyds Pharmacy** which is located immediately adjacent the subject property. 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 new 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. Heating is by electric heaters. 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 £4,800 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.

Viewing and Further Information

Strictly through the sole lettings agents:-

William Taylor
Taylor Property Consultants,
2 Olive Road, Kilmarnock KA1 2HT

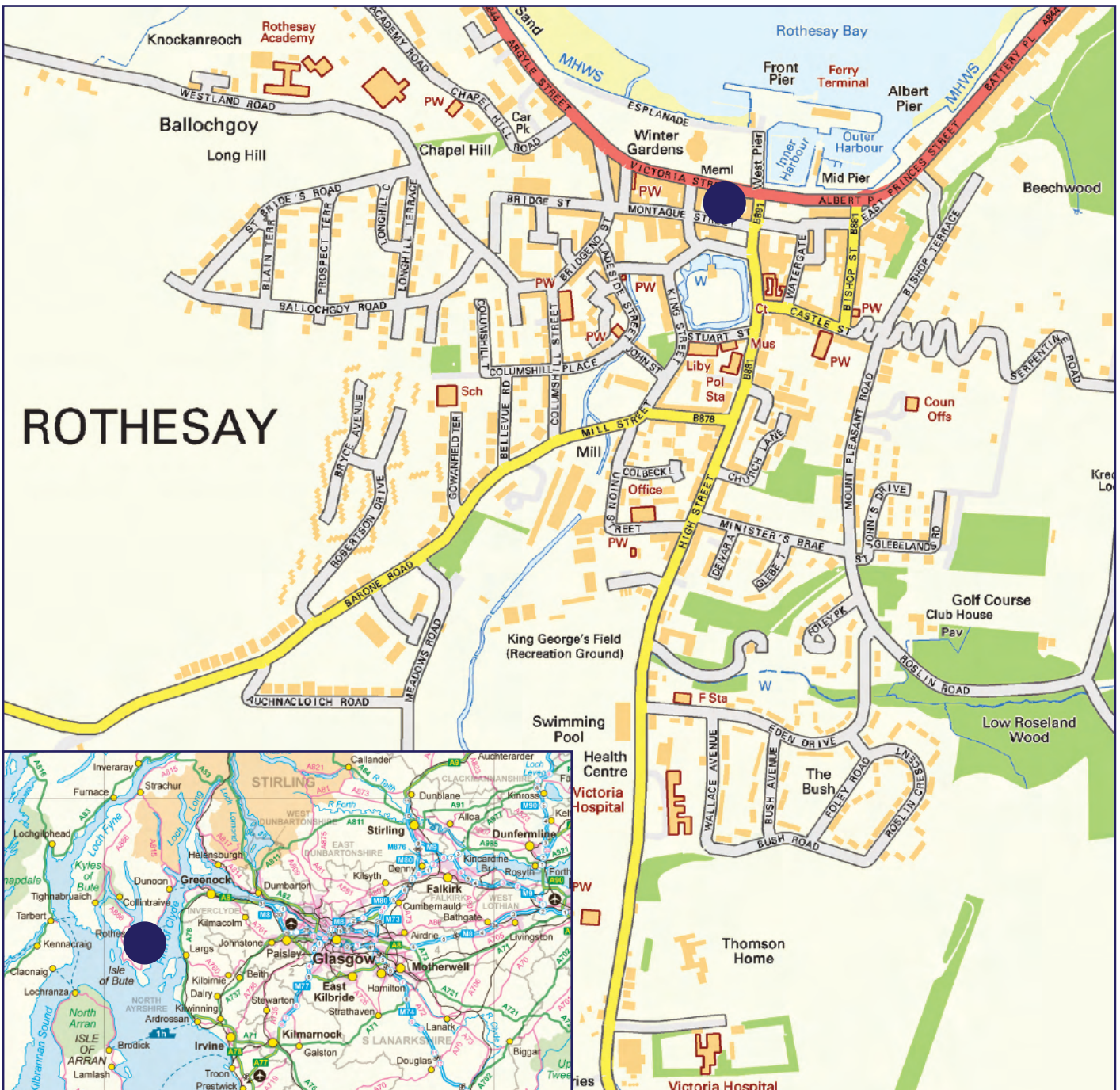
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