



Taylor
Property Consultants

TO LET

Modern Shop Premises



**13-15 VICTORIA STREET
ROTHESAY, ISLE OF BUTE
PA20 0AJ**



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Location

Rothestay 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 double shop with an excellent front display windows 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. Heating is by electric heaters. Fluorescent light fittings are ceiling mounted.

Area

The property has a total floor area of 110.25 sq m (1,187 sq ft)

Rent

Offers in the region of **£13,000 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 £10,300 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 incoming 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:-

William Taylor

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May 26