



Shop Premises, 62 Montague Street, Rothesay, Isle of Bute, PA20 0BT

OFFERS IN THE REGION OF £60,000

Newly renovated shop premises, ready for business, in a prime location on the main shopping street in the town centre of Rothesay. The shop has recently undergone a full refurbishment including new large double glazed windows; new doors; rewired; WC; new walls and flooring throughout; and freshly painted internally and externally. Located just a two minute walk from the ferry terminal.

The accessible Isle of Bute in the Firth of Clyde has two car ferry services: Rothesay to Wemyss Bay (with train to Glasgow) and Rhubodach to Colintraive. Joint Campus for pre-school to college (part of University of Highlands and Islands), local hospital, cinema, marina and pontoons, three golf courses, leisure pool, West Island Way for walkers, horse riding and fishing. Businesses, bars, art galleries, shops, cafés and restaurants.

Retail Area - 7.60m x 3.40m

Ceiling lights. Electric sockets. Double glazed windows to front and side. Vinyl flooring. Door to storage area.

Storage Area - 2.17m x 1.65m

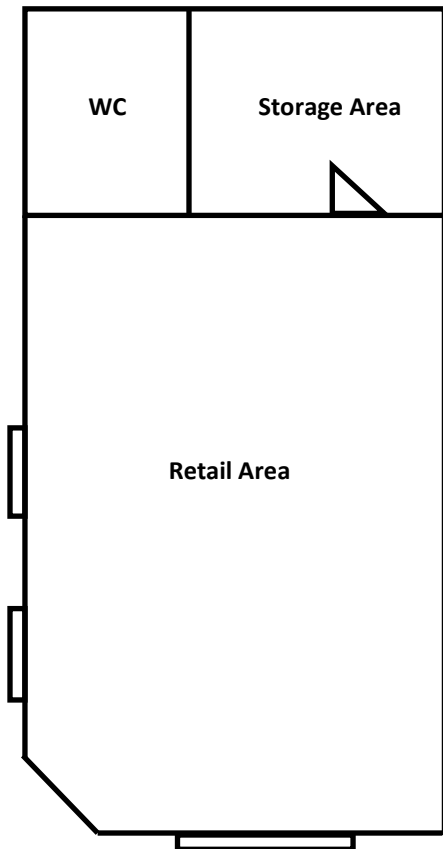
Handy storage area for stock. Pendant light. Vinyl flooring. Door to retail area.

WC - 1.67m x 1.14m

Wet wall panelling on walls and ceiling. Spotlights. Wash hand basin with pedestal. Triton water heater. WC. Vinyl flooring. Door to storage area.



Floor Plan for Guidance Only - Not to Scale



Please note that these particulars are prepared by us on the basis of information provided to us by our clients. We have not tested the systems or appliances or any central heating system or moveable items within the property. Prospective purchasers should make their own enquiries. No warranty is given. All fixtures and fittings mentioned in this schedule are included in the sale. All others are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that the seller is not in the business of selling second-hand goods. If there is any matter within this schedule which you wish to be clarified, please contact our office for further information.