



WM SKELTON & CO



Shop Premises, 5 Victoria Street, Rothesay, Isle of Bute, PA20 0AJ
Offers in the region of £59,000

SHOP PREMISES, 5 VICTORIA STREET, ROTHESAY, ISLE OF BUTE, PA20 0AJ

Situated in a prominent town centre location on the seafront, this shop premises offers excellent potential for a variety of retail or commercial uses, subject to any necessary consents. The property benefits from a large display window overlooking the street, providing good display opportunities, together with an open-plan sales area offering a flexible space for a range of business requirements. The premises also benefit from a rear storage area and WC. An ideal opportunity for a retailer or business seeking adaptable retail premises in an attractive setting,

The premises form part of a factored building and are conveniently located close to the ferry terminal, making them easily accessible to both locals and visitors. An excellent opportunity for anyone looking to establish or relocate a business within a busy town centre location.

Total floor area: 52.34sqm

Energy Performance Rating: B

Factor: Fyne Homes Limited



Castle Chambers, 49 High Street, Rothesay, Isle of Bute, PA20 9DB
Tel: 01700 505551 - Email: estateagency@wmskelton.co.uk - Website: www.wmskelton.co.uk

Shop front - 8.02m x 5.72m

A spacious and versatile retail unit offering an excellent opportunity for a variety of business uses. The premises feature a large front window enjoying attractive views across the sea, surrounding hills and putting green, providing an appealing outlook and excellent natural light. Open-plan layout, fitted wall display panels, neutral décor and practical carpeted flooring throughout. Track lighting provides good illumination, while the flexible retail space offers ample scope for a range of display layouts and business requirements.

**Store - 3.95m x 2.11m**

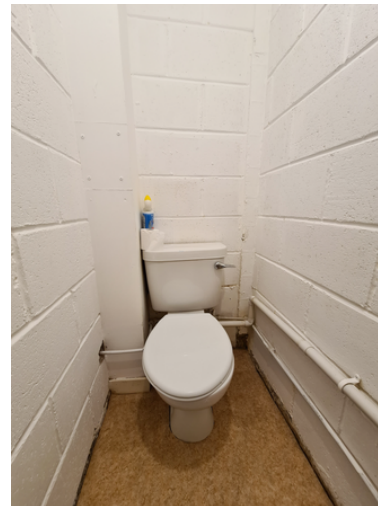
Store positioned to the rear of the property fitted with extensive shelving and worktop space, providing useful storage and preparation areas. The room also benefits from overhead lighting and a practical layout, making it ideal for additional stock storage or general business use. Fire exit.

**Hall - 1.86m x 0.86m**

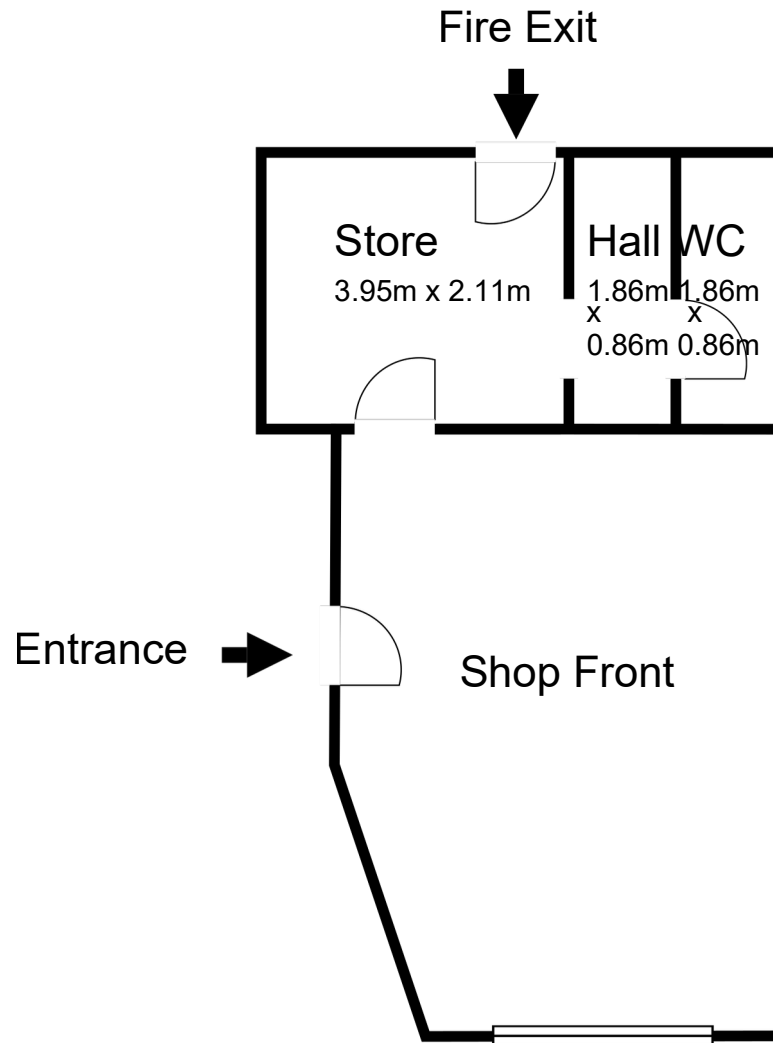
Additional storage. Door to WC.

WC - 1.86m x 0.86m

Comprising a wash hand basin with pedestal and water heater and a WC. Vinyl flooring.



FLOOR PLAN - 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.