



TO LET MAY SELL

Prime Retail Investment

Prime town centre location

185.84 sq. m. (1,710 sq. ft.)

Let until April 2030

Passing rent £10,000 per annum

Offers over £95,000

Net Initial Yield 10.34%



WHAT 3 WORDS

102 ARGYLL STREET, DUNOON, ARGYLL & BUTE, PA23 7NE

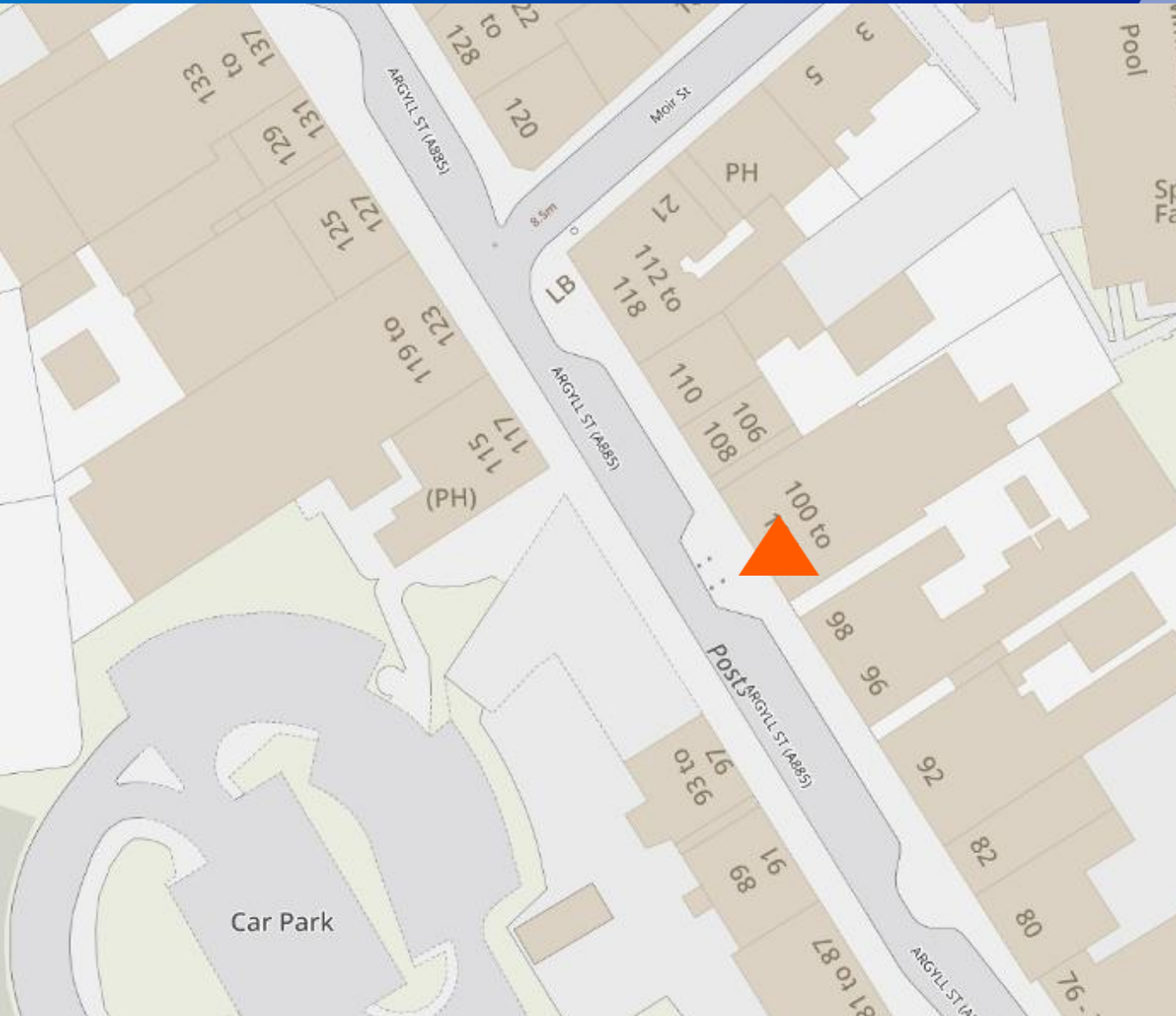
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Location

102 ARGYLL STREET, DUNOON



Dunoon is the main settlement on the Cowal Peninsula and has a resident population of 8,250. The town is accessible by both road and ferry, the ferry crossings being from Greenock and Gourock via Cal Mac and Western respectively, both of which offer a regular crossing 7 days a week.

The subjects are located in the main commercial area of Dunoon in a prominent position on the east side of Argyle Street between its junctions with Moir Street to the north and Ferry Brae to the south. Nearby occupiers include M & Co., Home Hardware and Boots the Chemist.



FIND ON GOOGLE MAPS



Description

102 ARGYLL STREET, DUNOON



The subjects comprise the ground floor of a two storey end terrace building formed in stone and surmounted by a pitched roof clad in slate.

Internal accommodation comprises the following:

- Retail area
- Staff office
- Storage
- Staff WC
- Kitchen

	m ²	ft ²
	158.84	1,710

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Lease Terms

The property is currently let to Semi Chem on a full repairing and insuring terms for an initial 5-year lease subsequently extended and due to expire on 10th April 2030 with a tenant break option on 11th April 2028. The passing rent is £10,000 per annum.

A copy of the lease is available upon request.

Price

Offers over **£95,000** are invited reflecting a net initial yield of 10.34% after purchasers costs.

Investment Considerations

- FRI Lease
- Established national occupier
- Current tenant has been in occupation for 20 years
- Prime town centre location

Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £12,400

Energy Performance Certificate

The property has an energy rating of B.

A copy of the EPC is available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction..

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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