



**ALLIED  
SURVEYORS  
SCOTLAND**

Tel.0141 337 7575  @Allied\_Scotland  
[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)



## FOR SALE

### 7-9 Castle Street and Adjacent Site, Rothesay PA20 9HA

- Part Let Office Accommodation and Vacant Site within Rothesay town centre
- Traditional Two Storey and Attic Category B Listed Building with Rear Annex and Secure Grounds
- Excellent Asset Management or Redevelopment Potential
- Total Net Internal Area: 235.78 sq m (2,538 sq ft)
- Adjacent Vacant Site: 0.0851 acres

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports

## LOCATION

The subjects are located within Rothesay, an historic county town positioned on the eastern side of the Isle of Bute off the west coast of Scotland. Its harbour and the Caledonian MacBrayne ferry service links the town and the island with the mainland via Wemyss Bay where a train line and road links afford access to Glasgow. A further ferry service at nearby Rhubodach provides access to Colintraive.

The subjects are located on the northmost side of Castle Street, to the east of its junction with Watergate in what is a central mixed-use location within Rothesay Conservation Area.

## DESCRIPTION

The subjects comprise office accommodation that is formed within a traditional two storey and attic Category B Listed end-terrace building with additional accommodation formed within a traditional two storey annex to the rear that has been formed within private secure grounds.

The ground floor of the main building is leased to Bute Island Radio, further details can be provided to interested parties, with the remainder of the building and the annex currently vacant having previously been leased to individual parties on a floor by floor basis.

The vacant unsecured site lies to the west which is currently utilised for unrestricted car parking.

## PLANNING

The subject building comprises office accommodation and therefore it is assumed that they benefit from a Class 4 (Business) Use Consent. Given its configuration, it would also suit a residential redevelopment subject to planning and listed building consent.

The site is currently vacant but given its size, shape and situation would suit a variety of potential developments, again subject to planning.

Interested parties should make their own enquiries with the relevant authorities.

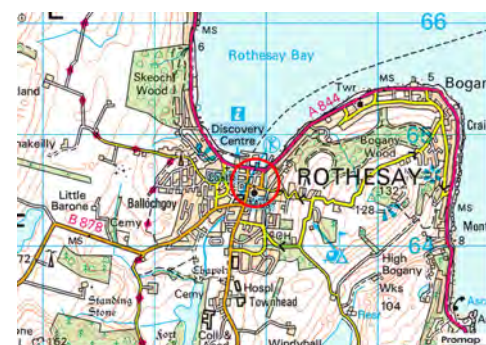
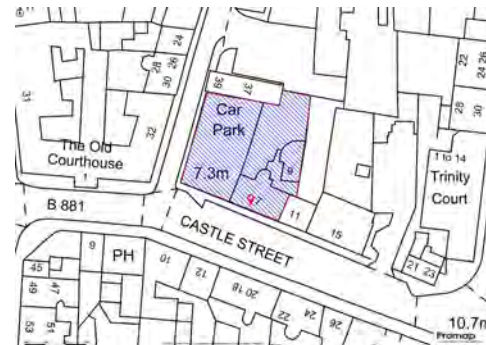
## FLOOR AREAS

We have calculated the Net Internal Floor Area of the property as follows:

Ground Floor:	64.76 sq m (697 sq ft)
First Floor:	80.34 sq m (865 sq ft)
Attic:	41.38 sq m (445 sq ft)
Rear Annex Ground:	22.84 sq m (246 sq ft)
First:	26.46 sq m (285 sq ft)

**TOTAL 235.78 sq m (2,538 sq ft)**

Using Promap, an online measuring tool, and from the boundaries identified on site we understand that the vacant site has a site area of 0.0851 acres.



## RATING ASSESSMENT

The Scottish Assessors Association website (for which we can accept no responsibility for accuracy) indicate that the properties are included within the current Valuation Roll as premises with Rateable Values of:

Ground Floor:	£3,950
First Floor:	£4,400
Attic:	£2,700
Rear Annex:	£3,100

The Uniform Business Rate for the year 2022/23 is £0.498.

## ENERGY PERFORMANCE CERTIFICATES

The floors have the following ratings:

Ground Floor:	G
First Floor:	F
Attic:	G
Rear Annex:	G

Copies of the Energy Performance Certificates can be made available upon request.

## ASKING PRICE

Asking price on application.

Offers may be considered for the vacant site as an individual lot.

## VAT

Not applicable.

## OFFERS

In the normal Scottish form addressed to this office.

## LEGAL COSTS

Each party to bear their own legal costs.

## DATE OF ENTRY

To be mutually agreed.

## VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agent Allied Surveyors Scotland plc.

Grant Strang | Tel. 0141 337 7575 | [grant.strang@alliedsurveyorsscotland.com](mailto:grant.strang@alliedsurveyorsscotland.com)