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SCOTLAND**

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TO LET / MAY SELL

Harvest Moon Deli, Clynder, Argyll & Bute G84 0QB

- ✔ Prominent standalone café premises
- ✔ Picturesque location overlooking Gare Loch
- ✔ Approximate net internal area of 98.07 sq m (1,056 sq ft)
- ✔ [CLICK HERE FOR VIRTUAL WALKTHROUGH](#)

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LOCATION

The subject property is situated in the village of Clynder on the eastern shore of the Rosneath Peninsula overlooking Gare Loch, an open sea loch, in Argyll and Bute. This location benefits from picturesque views and given its proximity to Helensburgh and the wider central belt, is popular with tourists. Fronting onto the main thoroughfare in the area and with access to off street car parking immediately in front on both sides of the carriageway, there is ample opportunity for occupiers to draw upon this passing trade whilst also serving the resident population in the immediate and wider area. As well as the parking provision, there are also public bus stops in close proximity to the property on both sides of the carriageway.

DESCRIPTION

The property comprises a large deli café that forms the entirety of the ground floor of a traditional two storey building. A residential dwelling is found on the upper floor that is not included in the demise. The unit retains the fitout of the most recent use, with the potential for the fixtures and fittings to be included; however, there is also potential for alternative uses.

ACCOMMODATION

Formed from what was originally four small retail units, the premises has been configured to provide a main retail area that incorporates two customer seating areas and storage space with sales counter, commercial kitchen, store/office and toilets at the rear. A door on the rear elevation allows for a separate access point for deliveries.

AREA

The approximate Net Internal Area is 98.07 sq m (1,056 sq ft) or thereby.

VIRTUAL WALKTHROUGH

[CLICK HERE FOR VIRTUAL WALKTHROUGH](#)

TERMS

Our client is seeking an initial rent of £12,000 per annum on full repairing and insuring terms for a period to be agreed.

Whilst their preference is to lease the premises in the first instance, they may consider a proposal to dispose of the property.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £8,800 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may therefore be eligible for 100% rates relief through the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is C.

OFFERS

In the normal Scottish form addressed to this office.

ACQUISITION COSTS

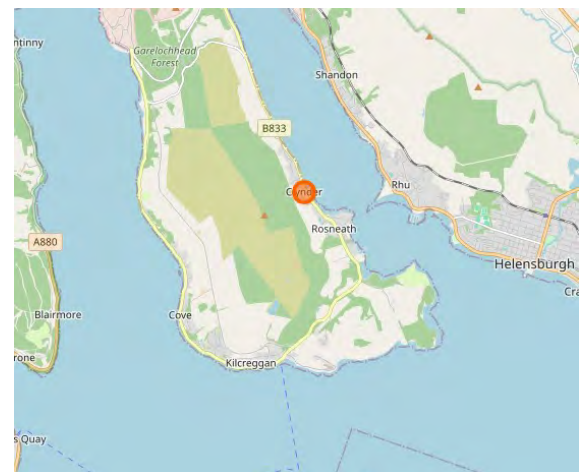
Each party shall be responsible for their own legal costs incurred in connection with the eventual tenant/purchaser liable for any Land Building and Transaction Tax (LBTT) and VAT thereon.

DATE OF ENTRY

To be mutually agreed.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 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 any transaction can proceed.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting/selling agents Allied Surveyors Scotland plc.

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