



**ALLIED**  
**SURVEYORS**  
**SCOTLAND**

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



## TO LET

Mount Stuart House Visitor Centre, Isle of Bute

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- ✓ Award Winning Former Visitor Centre
- ✓ Situated within the picturesque grounds of The Mount Stuart House Estate on the Isle of Bute
- ✓ Would suit a variety of alternative uses
- ✓ Total GIA: 424.18 sq m (4,566 sq ft)

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





# ALLIED SURVEYORS SCOTLAND

## LOCATION

The subjects are located on the Isle of Bute, a picturesque island in the Firth of Clyde off the west coast of Scotland that is renowned for its stunning landscapes, historic sites, and charming villages. Bute benefits from an established harbour at its principal town, Rothesay, and the Caledonian MacBrayne ferry service that links the island with the mainland via Wemyss Bay where a train line and road links afford access to Glasgow. Given these transport links, the island is easily accessible and therefore a popular tourist destination for day or longer trips. In addition to its natural beauty, the island is home to several cultural events and festivals throughout the year, including the Bute Highland Games and the Bute Jazz Festival.

The subjects are situated within the grounds of one of the main attractions on the island, Mount Stuart House, a grand Category A Listed Victorian Gothic mansion with beautiful expansive gardens. Positioned to the north of the main house, the property is accessed from the A844 via either the main entrance to the estate or a separate service entrance which could be utilized as a private entrance if desired.

## DESCRIPTION

The subjects comprise the entirety of the award winning former Mount Stuart House Visitor Centre that was designed by the renowned architects Munkenbeck and Partners, and formally opened by Richard Attenborough in 2001.

An impressive standalone structure of modern construction, the building is formed over two levels and previously served as a visitor centre for the main house and estate; however, given its attributes, would suit a variety of alternative uses.

## ACCOMMODATION

The property is formed over two levels and provides the following:

**Ground Floor:** A principally open plan area that has been subdivided in part to form a ticket office, exhibition space, retail area, audio visual room, toilets, small store and plant room.

**First Floor:** An open plan restaurant with full height glazing and associated covered balcony, commercial kitchen, storage space and staff toilet with shower.

## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent, Allied Surveyors Scotland Ltd

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## FLOOR AREA

In accordance with the RICS Code of Measuring Practice (6th) Edition, the approximate gross internal area is:

Ground Floor: 243.37 sq m (2,620 sq ft)  
First Floor: 180.81 sq m (1,946 sq ft)  
TOTAL GIA: 424.18 sq m (4,566 sq ft)

## RATEABLE VALUE

The property is not currently on the Valuation Roll and will therefore require to be assessed upon completion of the letting.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating: C

## ASKING RENT

Upon application.

## OFFERS

In the normal Scottish form addressed to this office.

## DATE OF ENTRY

As soon as possible.

## VAT

Not applicable.

## ACQUISITION COSTS

Each party shall bear their own legal costs in the preparation of the lease with the eventual tenant liable for any Registration Dues or LBT thereon.

## 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.

## VIRTUAL WALKTHROUGH

PLEASE CLICK HERE

