

PRIME RETAIL INVESTMENT

- > PRIME TOWN CENTRE LOCATION
- > 185.84 SQ. M. (1,710 SQ. FT.)
- > LET UNTIL APRIL 2025
- > PASSING RENT OF £16,000 PER ANNUM
- > OFFERS IN REGION OF £145,000
- > NET INITIAL YIELD 10.84%

semichem

FOR SALE

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

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Liam Loudon BA (Hons) MSc MRICS liam.loudon@shepherd.co.uk
01292 267987 www.shepherd.co.uk



LOCATION

The subjects are located in the main commercial area of Dunoon in a prominent position on the east side of Argyll 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.

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 Gourrock via Cal Mac and Western respectively, both of which offer a regular crossing 7 days a week.

THE PROPERTY

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

RATING ASSESSMENT

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

RV £12,000

100% rates remission may be available to qualifying occupiers

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

LEASE TERMS & TENANT COVENANT

The property is currently let to Semi Chem on a full repairing and insuring terms on a 5-year lease expiring 10th April 2025 at a current passing rent of £16,000 per annum. A copy of the lease is available upon request.

INVESTMENT CONSIDERATIONS

- > FRI Lease
- > Established national occupier
- > Prime town centre location

PRICE

Offers in region of **£145,000** are invited reflecting a net initial yield of 10.84% after purchasers costs.

COSTS

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

VALUE ADDED TAX

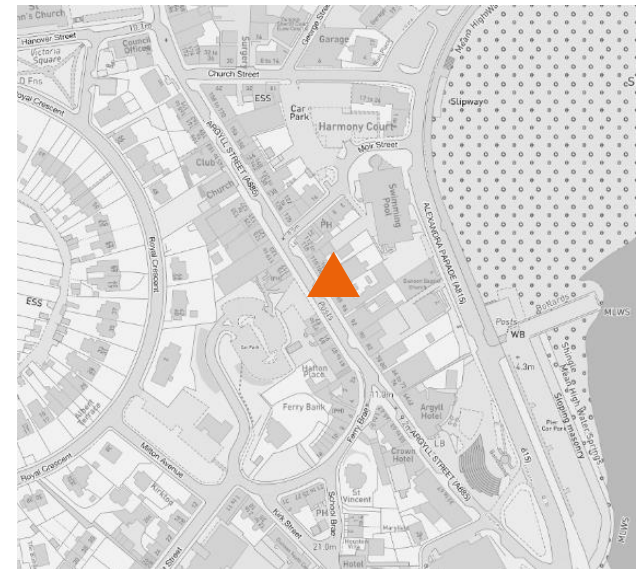
All prices, rents and premiums, where quoted, are exclusive of VAT.

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

102 ARGYLL STREET, DUNOON

ACCOMMODATION	SqM	SqFt
TOTAL	158.84	1,710

The above area has been calculated on a net internal area basis.



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

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987

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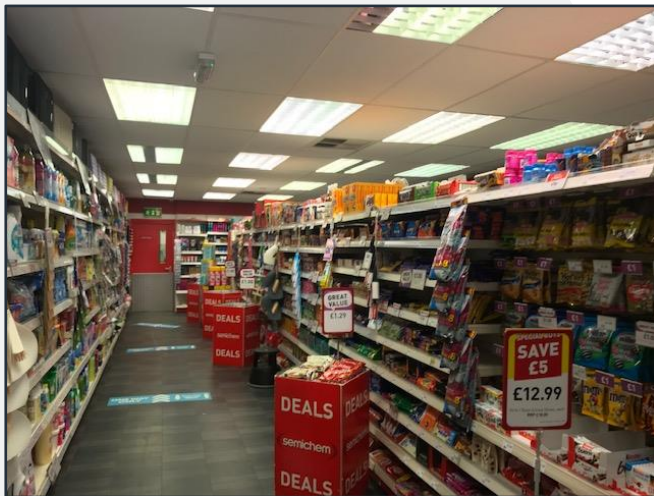
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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **MARCH 2022**



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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