

## LICENSED BAR/RESTAURANT

- > PROMINENT TOWN CENTRE LOCATION
- > POPULAR SEASIDE RESORT
- > LARGE EXTERNAL BEER GARDEN TO THE REAR
- > PRICE:- OFFERS INVITED

**HUGHES BAR (FORMERLY THE CROWN), 49 ARGYLL STREET, DUNOON, PA23 7HG**

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# FOR SALE



## LOCATION

The subjects are prominently located on Argyll Street, overlooking the seafront in the town of Dunoon.

Argyll Street forms the main retail/commercial pitch within the town.

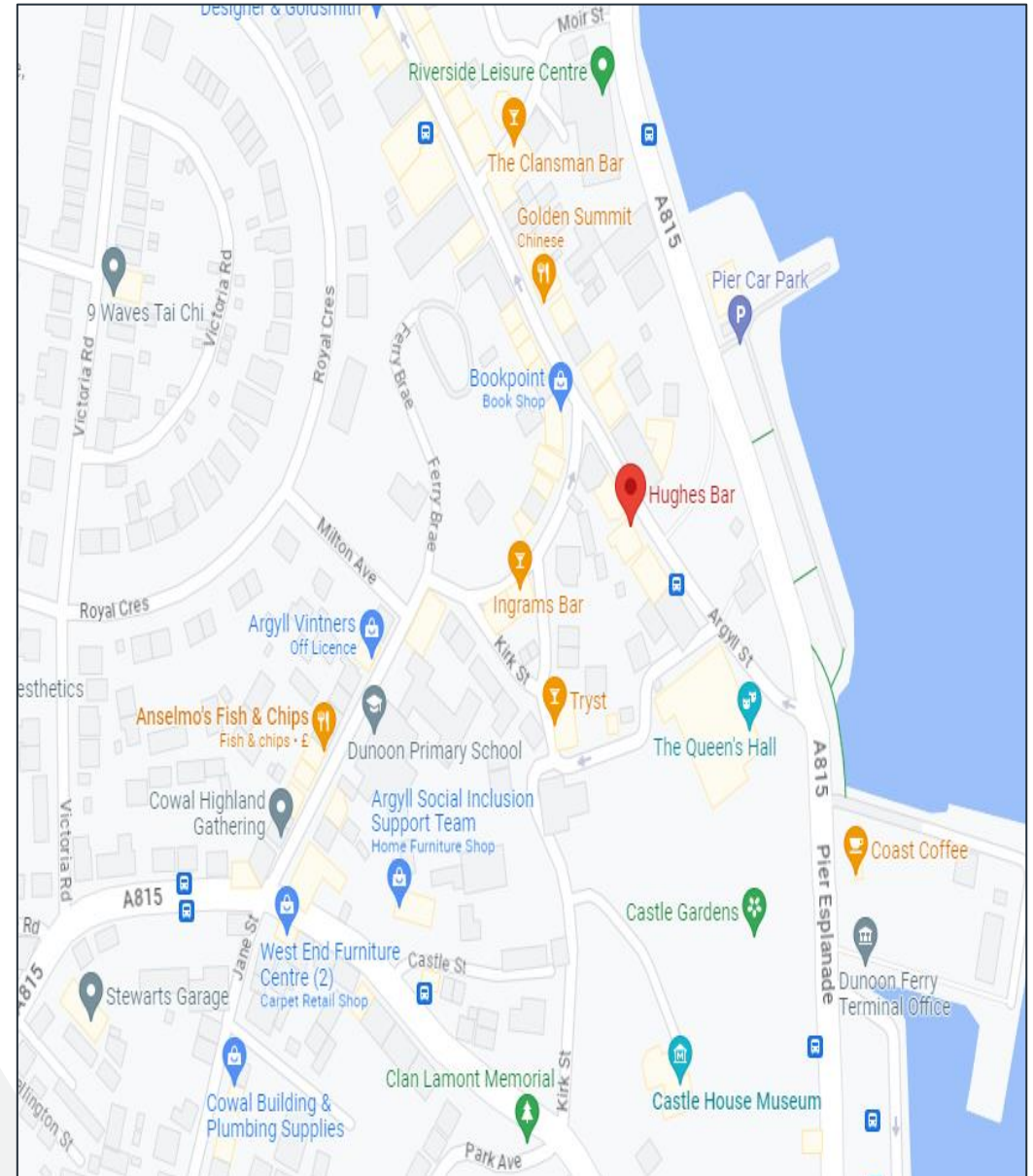
Dunoon is the main resort town on the Cowal Peninsula and is located around 26 miles southwest of Glasgow and is accessed from Greenock/Gourock by ferries operated by Caledonian MacBrayne and Western Ferries, with direct road access being available via the A83 and A815.

## DESCRIPTION

The subjects comprise of spacious licensed bar/restaurant premises, arranged over ground and upper floor levels.

The ground floor provides a large open plan bar, while the upper floor provides restaurant accommodation arranged on a split floor level basis, with kitchen, ancillary toilet, cellarage and storage space throughout the property.

Externally, there is a large enclosed beer garden set to the rear of the premises.



## **SALE PRICE**

Our client is inviting offers for their heritable interest in the subjects.

## **TENURE**

The subjects are currently occupied by a tenant on a short-term basis. Vacant possession can be provided or alternatively, the tenant may be prepared to remain in occupation if the purchaser wishes.

## **RATING**

The subjects are currently entered in the current valuation roll at £23,250. Please refer to the Scottish Assessors portal for further information [www.saa.gov.uk](http://www.saa.gov.uk)

The rate poundage for 2023/2024 is 49.8p to the pound.

## **VAT**

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## **LEGAL COSTS**

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

## **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.



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

**Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF**

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