

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 OVER £125,000
- > NET INITIAL YIELD 12.6%

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 Gourock 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 under the Small Business Bonus Scheme.

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 over **£125,000** are invited reflecting a net initial yield of 12.6% 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 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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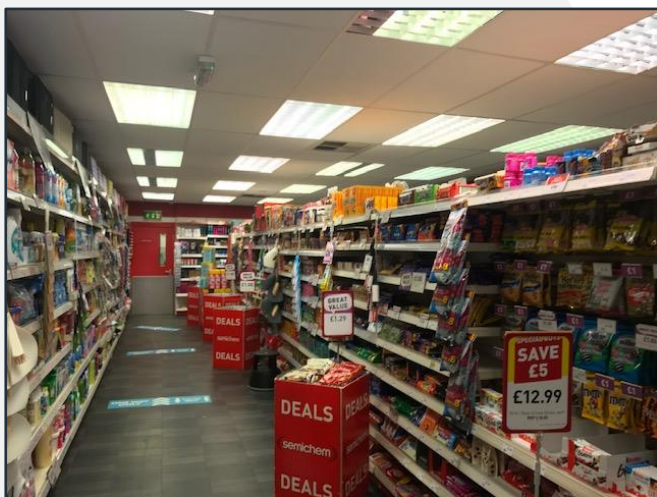
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ANTI MONEY LAUNDERING REGULATIONS

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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