



CCL



CCL



ON THE WATER

DUNOON
SUPPORTS

CCL is delighted to bring to market an excellent investment opportunity at 120 Argyll Street in the centre of Dunoon. This former bank building has been tastefully refurbished to a modern ground floor shop with a well-proportioned retail and service area. The property benefits from ample windows, allowing natural light to flood the space. The current tenant operates a popular gift shop business on a rolling basis.

- Ground floor retail premises
- Excellent condition
- Annual Rental Income £10,500
- 136 Sq Mtrs
- Central Trading Location
- Rateable Value £13,400



CCL

T: 01343 610520

www.cclproperty.com

120 Argyll Street | Dunoon | Argyll & Bute | PA23 7NA

£95,000 Freehold

Situation

Dunoon is the main resort on the beautiful Cowal Peninsula and the maritime gateway to the Loch Lomond & Trossachs National Park. This one of the Firth of Clyde's foremost resorts is built around the historic Castle Mound and famous for its large Victorian pier. The town has an attractive promenade and boasts a wide range of accommodation from friendly B&Bs and self-catering apartments to hotels of all sizes. As a popular tourist destination, the town offers a good selection of craft shops, galleries, bars, cafes, and restaurants. Dunoon also benefits from a leisure centre and swimming pool. Accessible by road and ferry, Dunoon is just over an hour's commute from Glasgow International Airport, which has regular domestic and non-domestic flights.

The Business

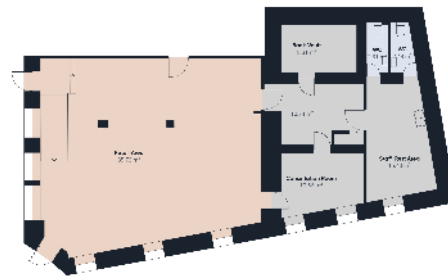
Business unaffected

Property

The property is accessed via a main door from Argyll Street, with steps and a short ramp allowing access to the slightly elevated retail space. The end-of-terrace building has large windows overlooking both Argyll and Moir Street, and the shop has been well maintained. Accessed from the rear of the shop is a consultation/private meeting room. At the rear of the property, there is a door that opens to a rear hall, providing access to the consultation room, staff area with a kitchenette, and male and female toilets. A key feature is the old bank safe/vault, which is in perfect working order.

External

The shop is situated within a traditional 1800's end-terraced property, with the retail frontage facing the street. The property has no external space.



Approved HomeAdvisor member

© 2023 CCL Property Services

All drawings and plans are for information only and should not be used for any other purpose without the prior written consent of CCL Property Services.

12/23/2023

CCL Property

62 High Street, Elgin, Moray, IV30 1BU

T: 01343 610520

www.cclproperty.com



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.