



**Superb Freehold Restaurant and Takeaway      Ref. 2670**  
**72 Victoria Street, Rothesay, Isle of Bute, PA20 0AP**

**This is a superb opportunity to acquire a recently refurbished freehold hot food takeaway and restaurant with one of the best views in Rothesay on the popular Isle of Bute.**

**Only 3 minutes walk from the ferry terminal and on the main street facing the sea this is in one of the prime locations for both tourist and local trade on the island.**

**Spacious 149m<sup>2</sup> (1,573sqft) ground floor unit with ample seating, cooking, preparation and storage facilities.**

**Freehold property, equipment, fixtures and fittings for sale at offers over £165,000.**

**VIEWING IS HIGHLY RECOMMENDED**

**However it is strictly by appointment through The Business Sales Agency. No approach may be made directly to the property nor should enquiries be made of any staff at the premises.**

**0333 6000 888**

**[www.businesssalesagency.com](http://www.businesssalesagency.com)**

**The Business Sales Agency, 70 West Regent Street, Glasgow, G2 2QZ**



# THE BUSINESS SALES AGENCY

**Superb Freehold Restaurant and Takeaway**  
**72 Victoria Street, Rothesay, Isle of Bute,**  
**PA20 0AP** **Ref. 2670**

## Type of business:

This is a superb opportunity to acquire a fully refurbished freehold hot food takeaway and restaurant on the waterfront in Rothesay on the beautiful Isle of Bute.

Viewing is highly recommended.

This spacious unit has some of the best views on the island overlooking the park to the sea and mainland beyond. Rothesay is the main town and ferry port for the Isle of Rothesay. The island has a population of 6,500 but local attractions like Mount Stuart and Rothesay Castle draw over 30,000 tourist visitors per year.

The unit extends to 149m<sup>2</sup> (1,573sqft) with a large front seating and serving area. This runs through to an additional seating area, ladies and gents toilets and then the large kitchen, prep and storage areas. The unit has ample cooking and storage space complete with a walk-in chill.

With its fresh décor and open plan layout this business is ideally suited to both daytime and evening trade.

Being only 3 minutes walk from the ferry terminal it is in an ideal position for tourist and local custom.

The premises have full class 3 consent and extraction from the two rear cooking areas. An extraction flue is also in place for the front shop above the false ceiling if required. As such, the unit could cater for a wide range of sit-in, takeaway or delivery options. It has ample on street parking.

Please note to use all the seating space one section of the ladies toilets would have to be converted to disabled access. This work would be relatively straightforward.

## Financial Information:

All equipment, fixtures and fittings are owned outright and included in the sale price.

## Opening hours:

Licensed to open until midnight Monday - Thursday and Sunday and until 2am Friday and Saturday.

## Tenure:

Freehold. Rateable value £5,700 so no rates are payable.

**Agents Notes:** These particulars are for the general guidance of interested purchasers and lessees and do not form part of any offer or contract. All descriptions and any other details are given without responsibility on the part of The Business Sales Agency or their vendor client and any intending purchasers should not rely on them as statements or representations of fact. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer by inspection or otherwise. Neither The Business Sales Agency nor their employees make or give any warranty whatsoever in relation to the business and/or property described herein.

