

2 BED COMMERCIAL PROPERTY

OFFERS IN EXCESS OF £350,000



Tudor retail shops & Card Shop, 125 Argyll... PA23 7DD

Prominant Town Center Location

Retirement sale

Great investment opportunity

Prime Commercial Property

NOW FULLY LET

EPC E

Property in excellent condition

2 bedroom Flat presently offices

Enclosed Rear Garden with Sheds

Heart of the main street



dunoonproperty.com





Tudor retail shops & Card Shop, 125 Argyll... PA23 7DD

Retail Shop 10.70m x 5.00m Approx.

This delightful well-presented shop is accessed from double doors off the main street and provides access to the Tearoom and Gallery on the first floor. This can easily be closed off. The charming Tudor style shop window, is perfect for display and attracting potential customers. The shop has recessed lights and power points throughout and well fitted out with units and shelving for display with low maintenance beach wood effect flooring completes the look. The stairs located to the rear of the shop provide access to the former Tearoom and Gallery on the first floor.

retail shop former Yankie candle 7.40m x 6.00m Approx

This spacious retail shop is accessed from the main street and benefits from double frontage Tudor style display windows. This beautifully presented retail shop is fully carpeted and well fitted out with retail display shelving. The back of the shop provides more shelving and areas for display and provides access to the staff and storage rooms. This shop benefits from fixed overhead lighting and plenty power points. Staff toilets and kitchen area.

First Floor Gallery 12.50m x 7.50m Approx.

The first-floor extensive gallery although currently retailing furniture, lighting and other household items has the potential to be used as an extension to the former Tearoom or a Restaurant as it is within direct access to the kitchens, in addition it has an external roof terrace to the rear of the property. This is a bright spacious room decorated in neutral colors with beach wood effect laminae flooring throughout. The ladies toilet is conveniently located on the mid-landing between both the gallery and the former Tearoom. The external door leads to a large roof terrace space to the rear of the property

The Terrific Card Shop 18.50m x 5.85m Approx.

This large retail shop accessed from the main street is flooded with natural light with the full glass frontage recessed to the front door. The large double windows provide more than enough space for display and looking over the length of the shop. The walls have been lined with cream colored slat-wall panels making full use of the space as well as creating versatile display areas. This well-lit shop has a large roof light and fixed lighting ensuring all merchandise is well presented. The quality green tartan carpet fitted throughout the shop creates a warm and comfortable ambiance within the shop.

two large back storage rooms , garden area at the rear of the property with additional storage sheds

Owner Accommodation

Offices which were previously used as a two bedroom flat , presently used as offices for the business. Each shop unit and office could be split and used separately and are fully rented

For further details and to arrange a viewing email hello@dunoonproperty.com

Call or TEXT 24/7 Marco on 07801 711 361 or 01369 760 321

Disclaimer

Whilst we endeavor to make these particulars as accurate as possible, they do not form any part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken using a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or if you simply wish clarification on any point, please contact our office immediately where we will endeavor to assist you in any way possible



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