

## Rothesay

### 102-106 Montague Street

### Isle of Bute

### PA20 0HW

- **Attractive Large Shop Investment**
- Town centre position
- Let to Semi-Chem Stores Ltd (with guarantee)
- Lease expires 2023 (1)
- Current Rent Reserved

**£13,500 pa**

**SIX WEEK COMPLETION AVAILABLE**



#### Tenure

Freehold.

#### Location

Bute is an attractive island in the Firth of Clyde on the west coast of Scotland. Access to the island, which is a popular tourist destination, is via ferry from Wemyss Bay to Rothesay or from Colintraive to Rhubodach in the north of the island.

Rothesay is the principal town on the island and is the main point of entry. Montague Street is the main shopping location and the property is situated at the corner with Gallowgate.

Occupiers close by include Superdrug, The Co-op, Scottish Hydro, Londis and a number of local traders.

#### Description

The property is arranged on ground floor only, forming part of a larger building, to provide a large shop unit having the benefit of a return frontage to Gallowgate.

The property provides the following accommodation and dimensions:

Gross Frontage	12.69 m	(41' 8")
Net Frontage	11.58 m	(38' 0")
Shop Depth	8.60 m	(28' 3")
Built Depth	16.21 m	(53' 2")
Ground Floor	150.80 sq m	(1,623 sq ft)

#### Tenancy

The property is at present let to SEMI-CHEM STORES LTD (with a guarantee from Scottish Midland Co-operative Society Ltd) for a term of 26 years from 1st July 1997 at a current rent of £13,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The lessee has the benefit of a break clause on 30th June 2021 on service of 6 months' notice (1).

#### Tenant Information

No. of Branches: Semichem trades from 98 branches across Scotland and North England.

Website Address: [www.scotmid.coop](http://www.scotmid.coop)

For the year ended 27th January 2018, Scottish Midland Co-operative Society Ltd reported a turnover of £373m, a pre-tax profit of £5.9m and a net worth of £79m. (Source: Experian 14.08.2018.)

#### VAT

VAT is applicable to this lot.

#### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.

