



FOR SALE

INDUSTRIAL

Unit 2, Scalasaig, Isle of Colonsay

Located near the main ferry port of Colonsay.

100% Rates Relief subject to occupier status.

Gross Internal Area of 80.55 sq.m. (867sq.ft.)

Offers over £100,000 are invited.

LOCATION

The subjects are located in Scalasaig, the main settlement and ferry port on the island of Colonsay. Scalasaig is a popular tourist destination on the island, anyone visiting the island will pass through the main ferry terminal.

Colonsay is an island of approximately 40km circumference, famous for being the world's smallest island to have two independent distilleries producing award-winning gins.

The island is accessible from the port of Oban which is approximately 2 hours' drive from Glasgow and 3 hours from Edinburgh. There is a regular Caledonian MacBrayne car ferry service from Oban to Colonsay which takes 2 hours approximately.

Local business on the island includes oyster farming, fishing, hospitality, retail, publishing and tourism services.

DESCRIPTION

The subjects are located on the ground floor of a single storey building of block construction, surmounted by a pitched tiled roof.

Internally, the property is split into two separate areas including a retail section previously used as a bookstore and a warehouse/workshop area previously used for publishing and distribution. Toilet facilities and a tea prep area are located to the rear.

Access is through a single door entry with large roller shutters to the side. There is large display signage at the rear of the premises visible to the ferry port and local road network.

ACCOMODATION

According to our calculations, the subjects have a total Gross Internal Area of 80.55 sq.m. (867sq.ft.) approximately.

RATES

Rateable Value - £7,500.

Please note that a new occupier has the right to appeal the current assessment.

The subjects benefit from 100% rates relief under the Small Business Bonus Scheme, subject to applicant status.

SALE TERMS

Offers over £100,000 are invited.

VAT

All prices quoted are exclusive of VAT, where applicable.

EPC

A copy of the Energy Performance Certificate is available upon request.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

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Leah Sellers

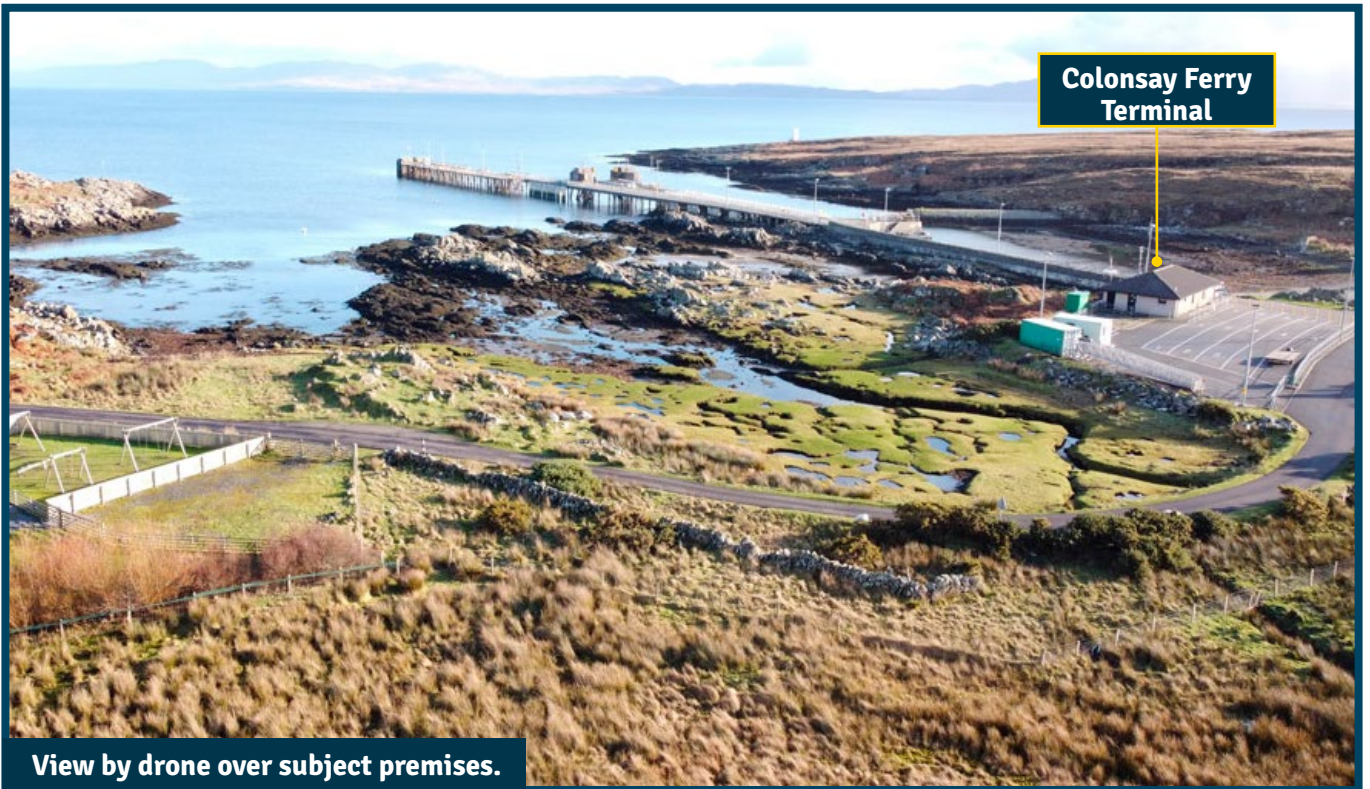
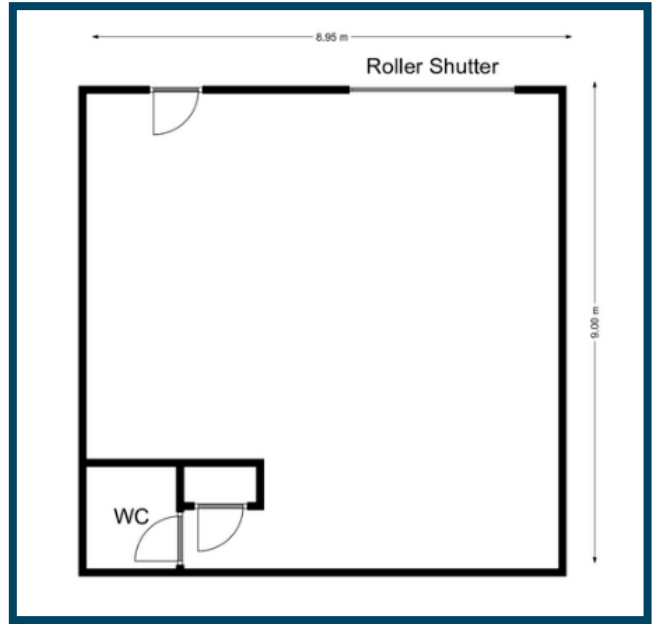
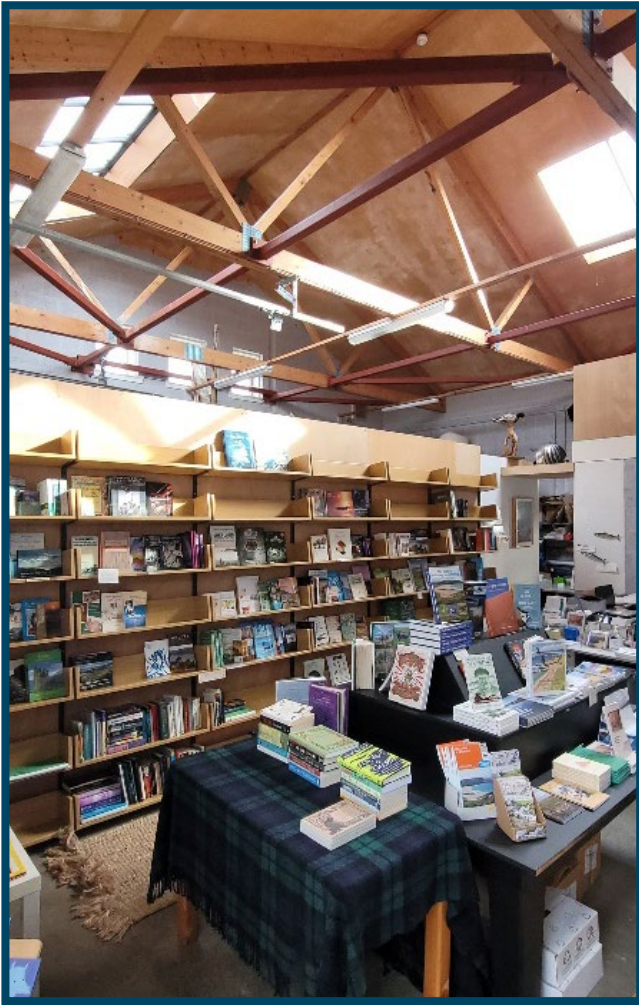
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View by drone over subject premises.

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