



## Industrial Unit Leasehold For Sale

Offers Over £200,000

### Summary

**The freehold of this rarely available industrial unit is available to purchase through Bowman Rebecchi, following the retirement of the previous long-term tenant.**

Situated within Sandbank Industrial Estate, the double unit is centrally located, with two 3m roller shutters and large loading bays to the front, with guest and staff parking.

Previously home to a fish processing plant, the units are large and open-plan, with a large walk-in chiller and a smaller modular chiller. The unit has associated staff welfare facilities, a canteen, an office, and a staff changing area as well as gas central heating.

### Features

- Rarely Available Freehold Opportunity
- Well-Connected Business Hub
- 100% Rates Relief Available Subject To Status
- Double Industrial Unit
- Easy To Split Into Two Separate Units
- 3m+ Roller Shutters
- Rear Storage
- Bay Parking Areas
- Office And Staff Welfare Facilities
- Western Ferries - 4 Minute Drive

# Sandbank Industrial Estate, Dunoon



## Property Overview

To the side of the property is a secure loading space, and to the rear there are two large shipping containers for storage with space for further containers if required.

The subjects could easily be reconfigured to split into two smaller separate units providing buyers excellent flexibility.

This is a fantastic space for a business to position itself, with industrial property highly popular on the west coast of Scotland. This size of the unit is rarely available to purchase, making this a great opportunity for the right buyer.

The Sandbank Business Park is situated two miles out of Dunoon town centre, off the A885. The development land lies on an extension of Highland Avenue, the main road serving the industrial estate.

Western Ferries at Hunters Quay is a short 5-minute drive and run every 20 minutes to the mainland.

**MEASUREMENTS** - The on-site measurements, measured in accordance with the RICS Code of Measuring Practice (6th Edition), calculate the subjects extend as follows:

329 sq m | 3,550 sq ft

**CLASS USE** - Class Use 4,5,6 (Business, General Industrial, and Storage/Distribution)

**Price** - Our client is seeking offers in the region of £200,000 exclusive of VAT for their Heritable interest.

**Rates** - From the Assessor's website, the property had a Rateable Value of £10,300. The property qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

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

**Entry** - Entry is available.

**Anti-Money Laundering** - To comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents.

**For further information, please contact Bowman Rebecchi.**

## View Online



**BOWMAN  
REBECCHI**  
The Home of Property