

# TO LET

## FORMER TERMINAL CAFE

# Ryden



**THE STEAMER TERMINAL**  
**PIER SQUARE**  
**ARDRISHAIG**  
**PA30 8DZ**

- \* Fully fitted café opportunity
- \* Café with 40 covers with function space/ additional seating for c.50 covers.
- \* Fully licenced
- \* Stunning waterfront location
- \* External seating area
- \* Dedicated car parking
- \* Category C Listed building
- \* Available for immediate occupation
- \* Rates free to qualifying tenants

**£15,000 per annum**

**TELEPHONE 07979 494915**

**EMAIL [john.conroy@ryden.co.uk](mailto:john.conroy@ryden.co.uk)**

Viewing is strictly by arrangement with the sole letting agent

**GLASGOW**  
**130 St Vincent Street**  
**G2 5HF**  
**0141 204 3838**



**ryden.co.uk**



## FORMER TERMINAL CAFE ARDRISHAIG

### GATEWAY TO CRINAN CANAL & MULL OF KINTYRE

#### LOCATION

Bordering the west side of Loch Gilp just north of Loch Fyne, Ardrishaig is situated on the A83 south-west of Lochgilphead. The Crinan Canal runs north/south through Ardrishaig with locks and a basin at its southern terminus.

The location benefits from a stunning waterside location on the edge of the loch servicing the famous Crinan Canal, which stretches 9 miles from Ardrishaig to Crinan. Ardrishaig is an ideal stopping point for tourists by boat, bike, foot or vehicle. The Steamer Terminal is an superb scenic location to stop off for coffees, cakes and lunches.

The pier is used by local cruise operators and the offices of Scottish Canals is located opposite.



## DESCRIPTION

The fully fitted café is situated within a traditional single storey Category C Listed building with attic above (please note that the attic accommodation is not included in the demise). The ground floor comprises the main restaurant and café area, kitchen, customer toilets and dedicated function room. In addition, the property has the capacity of outdoor seating and customer car parking. The nature of the building allows for disabled access throughout.

The attic level comprises a small office which is occupied by Scottish Canals.

## ACCOMMODATION

The subjects have the following approximate area:-

<b>GROUND FLOOR</b>	<b>2,346 sq ft</b>	<b>218 sq m</b>
---------------------	--------------------	-----------------

## RATING

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £7,900. The current UBR (2022/2023) for properties with an RV under £51,000 is £0.498. Therefore, rates payable will be in the order of £3,934. Under the Small Business Scheme, properties with an RV below £15,000 may qualify for 100% relief on rates payable, depending on individual circumstances.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request.

## PLANNING

The property is Category C Listed.

We understand the property has planning consent for a café. However, interested parties are to satisfy themselves with the local Planning Authority.



## LICENCE

The premises benefit from a Premises Licence which is held by the landlord.

## LEASE

The subjects are offered on the basis of a new lease on Full Repairing and Insuring terms with 5 yearly rent reviews, for a term to be agreed.

## RENT

Offers are invited at £15,000 per annum exclusive.

## PREMIUM

Offers are sought for the leasehold interest in the property to include trade fixtures and fittings.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the incoming purchaser being responsible for any Land & Buildings Transaction Tax, recording dues and VAT as applicable.

## VALUE ADDED TAX

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction.





## ANTI MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/

## GET IN TOUCH

**CONTACT** John Conroy

**TELEPHONE** 07979 494915

**EMAIL** john.conroy@ryden.co.uk

**GLASGOW**

**130 St Vincent Street**

**G2 5HF**



**ryden.co.uk**

Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. Date of Revision: August 2021