



**ESTATE AGENCY OF STEWART & BENNETT**

## **Shopwise, Oakfield Place, Sandbank**



**Offers over £95,000 plus S.A.V.**

- ◆ Licensed Grocers.
- ◆ Caters for locals and tourists.
- ◆ Large Front Retail Area, Store/Preparation Area, Storage Area, W.C.
- ◆ Excellent Passing Trade.
- ◆ Close to expanding Marina.
- ◆ Situated in seaside Village.

FOR OUR FULL PROPERTY LIST VISIT OUR WEB SITE:

**[www.scotland-property-online.com](http://www.scotland-property-online.com)**

Telephone: 01369 704954

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Shopwise is a well established Licensed Grocers which has been run by the current owners for a period in excess of 10 years and caters for both locals and the thriving tourist trade. The shop currently carries a wide range of stock (to be sold at valuation) including fruit and vegetables, dried goods, tinned goods, dairy products, confectionery, meat and meat products, cleaning materials, toiletries, newspapers and magazines, cigarettes, beer, wine and spirits. Shopwise is an agent for both Western Ferries and Caledonian MacBrayne ferry tickets. Included in the sale are a variety of display racks, fridges, freezers and general equipment associated with the running of the business. The business currently benefits from 50% rates relief.

The current trading hours are:

7:00am - 9.00pm Monday, Tuesday, Wednesday, Thursday, Friday & Saturday.

8:00am - 9.00pm Sundays

Sandbank is a former boat-building centre situated on the shores of the beautiful Holy Loch in Argyll. There is a local Primary School. Nearby an ever expanding Yacht Marina has brought a new lease of life to this seaside Village and it forms the hub of a number of associated businesses and enterprises. The main road from Dunoon (about 2 miles away) passes the shop and there is a fully formed lay-by allowing cars to stop outside. The area is also popular with tourists and those who enjoy the outdoors with activities including Sailing, Fishing and Walking. Hotels and the Sailing School provide further amenities.

Dunoon itself has a variety of amenities including Supermarkets, Schools, Doctors' Surgeries, Post Office, Cinema, Library, Public Houses and Leisure Centre including Swimming Pool and Gym and is served by two ferry operators offering regular services to Gourock and McInroys Point. From either of these road connections to the M8 are excellent.

The shop premises are set back from the road with a Public Parking Area immediately to the front. The exterior doors are timber Storm Doors opening to an Entrance Vestibule with half-glazed timber door. There are two large display windows (one of which provides a partial view of the Holy Loch from the sales counter). The windows have metal security grilles.

### **RETAIL AREA** 5.7m x 8.6m

Spacious Retail Area lends itself to the display of a wide range of goods including dairy products, convenience food, snacks, confectionery, fresh fruit and vegetables, dry goods, bakery products, tinned goods, cleaning materials, newspapers, magazines, household goods and others.

Included in the sale are confectionery racks, selection of wall display units, two chest freezers, three cold cabinets etc. There is an attractive tongue and groove pine counter with laminate top. Cigarette display behind. Electric scales. Electric till. Variety of display units including wall units and free standing units. Carpeted floor. Strip lights. Access to Store/Preparation Area and to Storage Area.

Note: the Cadbury counter display, the cigarette cabinet and the two ice-cream freezers are the property of manufacturers.

### **STORE/PREPARATION AREA**

Access from Front Retail Area. Access to Storage Area and to Toilet. Shelving to walls. Carpet floor-tiles. Chest freezer. Security video monitor and V.C.R. Double stainless steel sink with electric geyser. Stainless steel preparation area with laminate worktop to side. Shelving. Tiled splashback to sinks.

### **STORAGE AREA**

Leads off Store/Preparation Area. Very substantial timber wall shelves. Carpet tiles over solid floor.

### **W.C.**

W.C. and wash hand basin with electric geyser. Concrete floor.

### **SECURITY**

Burglar alarm system owned outright but serviced by local supplier. Security video system.

### **RATEABLE VALUE**

£2450. Currently benefits from 50% rates relief.

### **SERVICES**

Mains supply of drainage, water and electricity. Gas supply elsewhere in building.

### **PARKING**

Off Road Parking.

### **ENTRY**

Negotiable.

### **VIEWING**

Strictly by arrangement with the Selling Agents.

### **PRICE**

Offers over **£95,000** are invited.

Offers should be submitted to the Selling Agents in Scottish Legal Terms. The Sellers will not be bound to accept the highest, and indeed, any offer. Interested parties should register their interest with the Selling Agents in case a closing date for offers is set, but the Sellers are not obliged to proceed to a closing date.

### **NOTE**

These particulars have been carefully prepared after due enquiry, but are provided as a guide only and measurements are approximate. These particulars do not form part of any contract. Whilst the Agents consider that information and opinions are accurate, interested parties must not rely on any statement, whether oral or written, made by the Selling Agents.