



For Sale – Office Pavilion with Redevelopment Opportunity

Bute House, Bute Business Park, Rothesay, Isle of Bute

PA20 0DY

 **JLL** SEE A BRIGHTER WAY

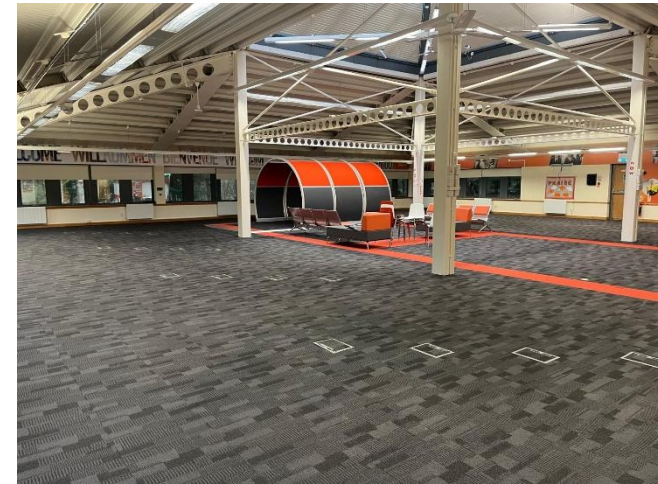
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Description

The property comprises a two storey, steel frame construction office pavilion extending to 13,357sqft over 2 floors. The property sits on a site extending to 1.06 acres and benefits from 49 parking spaces, distributed between three separate lots at the front and rear of the property. The parking area includes dedicated disabled spaces and two EV charging points.

Internally, the property is in sound condition with open plan office space on the ground and first floor, accessed via a lift. There are male, female and accessible toilets on each floor.

The property was until recently been used as a contact centre. Given the location within Rothesay, it is well suited for a number of alternative uses (subject to planning permission).

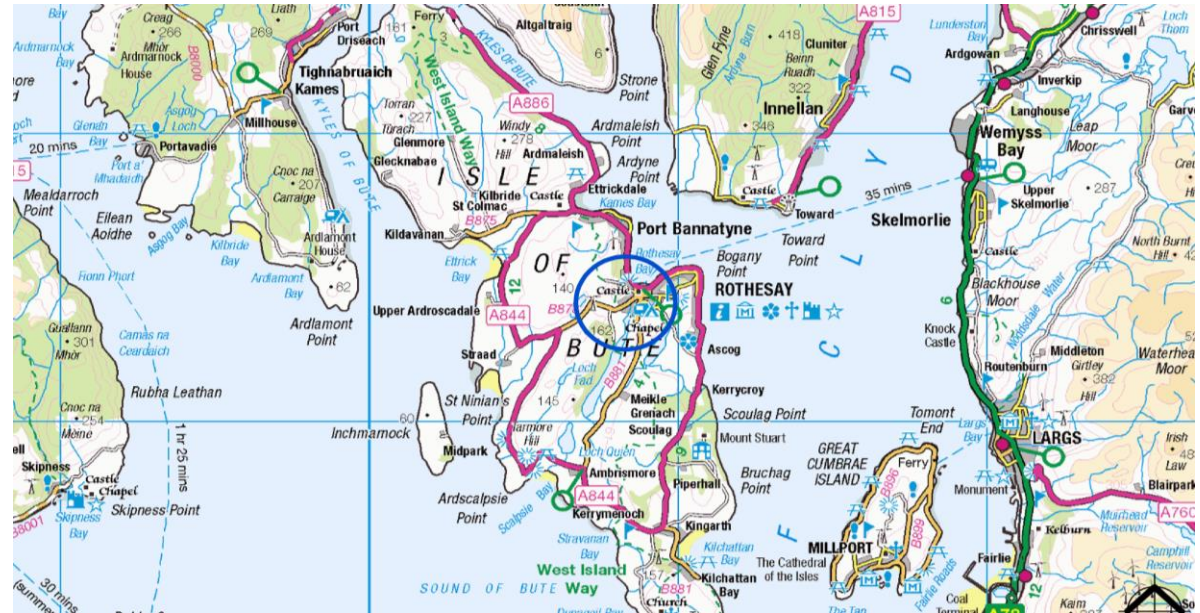


Location

Bute House is located approximately half a mile southwest of Rothesay town centre.

Despite being an island, the Isle of Bute is one of the most accessible Scottish islands. The short 35-minute ferry ride across the Firth of Clyde to Wemyss Bay makes it easily reachable from the mainland. From Wemyss Bay, it's approximately an hour's drive to Glasgow City Centre, and only half an hour to Glasgow International Airport, enhancing Bute's connectivity to major urban areas and transport hubs.

This accessibility, combined with its natural beauty and historical significance, contributes to Bute's appeal as both a residential area and a tourist destination.



Price

We are seeking offers in excess of £375,000.

Viewings

Viewings will be strictly by appointment only. Please contact the team to arrange.

EPC

The EPC Rating is A+. A copy of the EPC can be provided upon request.

Legal Costs

Each party is responsible for their own costs incurred with the purchaser being responsible for the Land and Building Transactional Tax and registration dues.

Anti-Money Laundering

In compliance with Anti-Money Laundering (AML) regulations, all prospective purchasers will be required to provide satisfactory proof of identity and address, as well as evidence of source of funds before any transaction can proceed.

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