



**Kilchattan Bay Store & Post Office**  
offers over £95,000

**Hannay Fraser & Co**



## Location

Fantastic opportunity to purchase the one and only remaining retail unit in Kilchattan Bay on the Island of Bute. Kilchattan Bay is situated approximately 8 miles from the main town of Rothesay and is a residential village.

The property is for sale either as a Post Office or as a business venture. We consider the property would make an idea tearoom.

There is also the opportunity to convert the premises into two residential properties (subject to obtaining the necessary consents).

Front Shop	46.151 sq m
Rear Store	43.658 sq m

Rateable Value	£2,800 per annum (if kept as a Post Office, EU pay rates)
Viewing	Strictly by Appointment through Hannay Fraser & Co

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately where we will endeavour to assist you in any way possible.

**Telephone Hannay Fraser & Co on 01700 503 112**

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