



45-49 John Street

Dunoon, PA23 8BH

Offers Over £400,000

ccl
PROPERTY



45-49 John Street

Dunoon, PA23 8BH

CCL are pleased to bring a self-catering opportunity in the popular town of Dunoon to the market. A short distance from the town centre and the famous Victorian Pier is 45-49 John Street has recently been refurbished to create 3 self-catering flats, along with a one-bedroom owners' accommodation and a takeaway unit that is current let on a one year lease. This is a great opportunity to acquire a property that is completely equipped and ready to trade as an Airbnb business.

Dunoon is the main resort on the beautiful Cowal Peninsula and the maritime gateway to the Loch Lomond & Trossachs National Park. This one of the Firth of Clyde's foremost resorts is built around the historic Castle Mound and famous for its large Victorian pier. The town has an attractive promenade, and boasts a wide range of accommodation from friendly B&Bs and self-caterings apartments to hotels of all sizes. A popular tourist destination the town offers a good selection of craft shops, galleries, bars, cafes, and restaurants.

The town also benefits from a leisure centre and swimming pool. As well as being reachable by road, there are ferries connecting Dunoon to Gourock in Renfrewshire, making Dunoon easily reachable from Central Scotland. Dunoon is a wonderful location in which you can enjoy the stunning views and rural tranquillity that Argyll has to offer yet is just over an hour's commute from Glasgow International Airport which has regular domestic and non-domestic flights.





The Business

The property has been completely renovated to provide 3 self-catering apartments. In total there is a one and three bedroom apartment along with a studio flat.

The small takeaway unit is currently let on an annual rent of £6,000.

The Property

Entrance to the property is via John Street. On the ground floor there is a one bedroom apartment and the studio flat along with the owner's accommodation. There is a secure entry to the stairs that provides access to the first floor apartment.

Apartment 1: This consists of a kitchen dining area with a double bedroom and bathroom. Ground floor.

Apartment 2: This on the first floor. There are 3 double bedrooms, 2 bathrooms, a lounge and spacious kitchen diner.

Apartment 3: On the ground floor is the studio style apartment which has living / sleeping area, separate kitchen, and bathroom. Private entrance off John Street.

The owner's accommodation is situated at the side of the property and consists of a single store unit with living room, kitchen, bathroom, and double bedroom.

Services

This property has mains water and drainage.

Tenure

The property is held on the Scottish equivalent of a freehold.

The commercial takeaway unit is at the opposite side of the building.

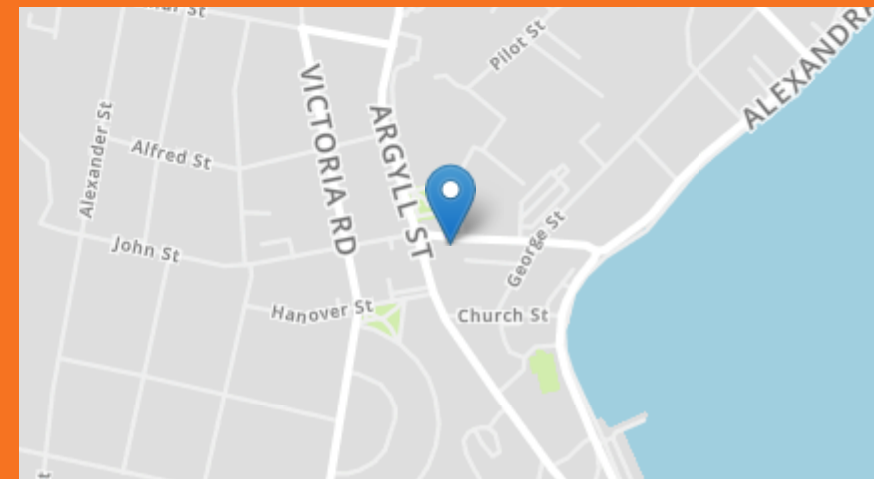
External

The property sits on John Street with all apartments having street access. There is a small courtyard that the owner's accommodation has access to.

Situation

Dunoon is the main resort on the beautiful Cowal Peninsula and the maritime gateway to the Loch Lomond & Trossachs National Park. This one of the Firth of Clyde's foremost resorts is built around the historic Castle Mound and famous for its large Victorian pier. The town has an attractive promenade, and boasts a wide range of accommodation from friendly B&Bs and self-caterings apartments to hotels of all sizes. A popular tourist destination the town offers a good selection of craft shops, galleries, bars, cafes, and restaurants.

The town also benefits from a leisure centre and swimming pool. As well as being reachable by road, there are ferries connecting Dunoon to Gourock in Renfrewshire, making Dunoon easily reachable from Central Scotland. Dunoon is a wonderful location in which you can enjoy the stunning views and rural tranquillity that Argyll has to offer yet is just over an hour's commute from Glasgow International Airport which has regular domestic and non-domestic flights.



62 High Street, Elgin

Moray

IV30 1BU

01343 610520

info@cclproperty.com