



FOR SALE BY ONLINE AUCTION

**Auction Date: 22nd
October 2026**

Rare Retail Opportunity

**Adjacent to Rothessay Ferry
Terminal**

Plentiful public parking

Potential for 100% rates relief

NIA 20.58 sq. m. (221 sq. ft.)

Guide Price : £15,000



VIDEO TOUR



WHAT 3 WORDS

3 MONTAGUE STREET, ROTHESAY, ISLE OF BUTE, PA20 9DA

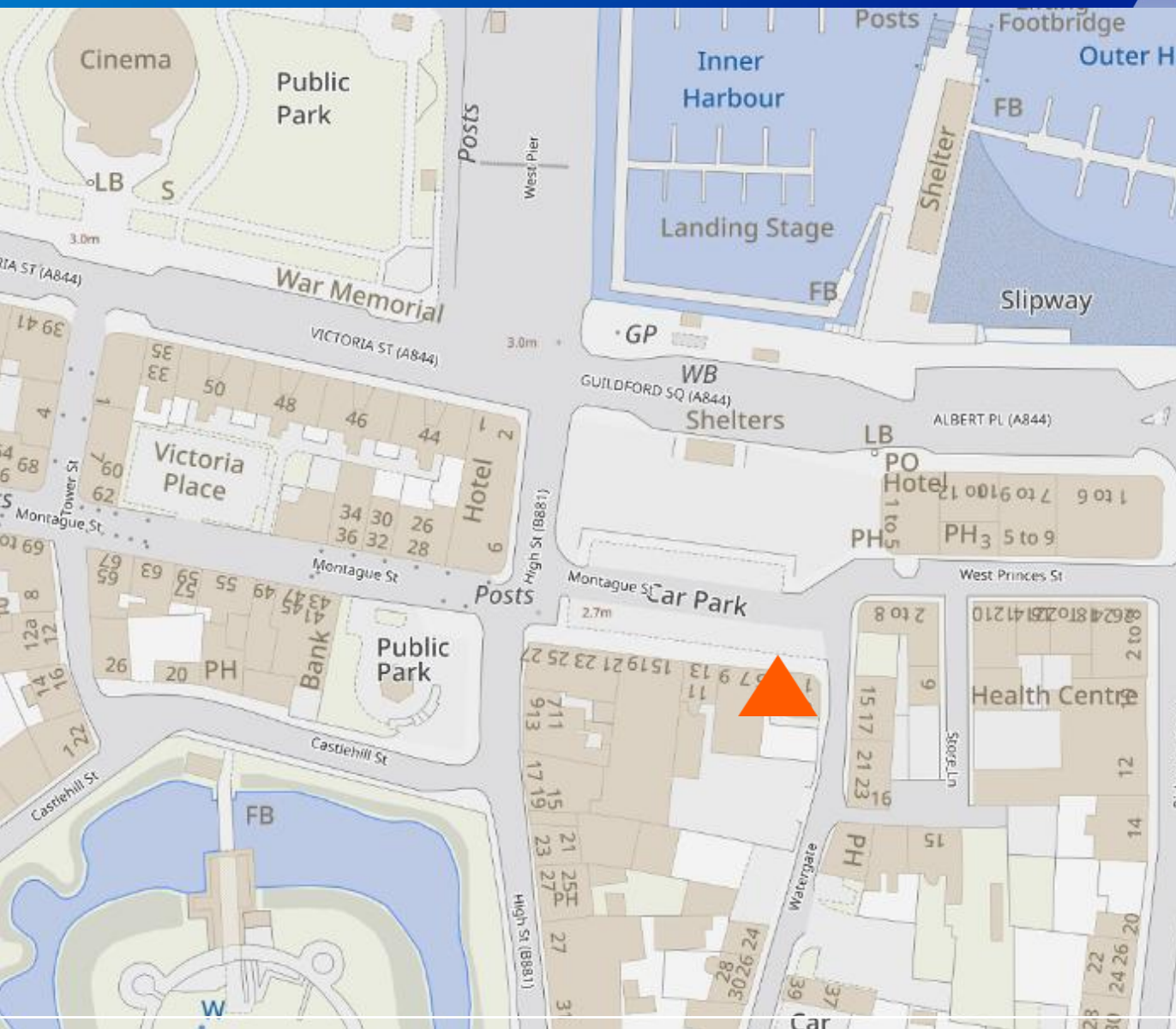
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Location

3 MONTAGUE STREET, ROTHESAY



Rothessay is the principal settlement on the Isle of Bute and a popular tourist destination located off the West Coast of Scotland on the Firth of Clyde. Rothessay has a population of around 4,500, with Argyll and Bute population in excess of 90,000 persons. Adequate shopping and transport facilities can be found within Rothessay town centre.

Rothessay is accessed primarily by ferry operated by Calmac from Wemyss Bay with regular 35 minute crossings. A train terminal at Wemyss Bay provides regular services to Greenock and Glasgow, the A78 runs through the town and provides access to Inverclyde to the north and Argyll to the south.

Surrounding occupiers are a mixture of residential and commercial with commercial occupants including the newly opened Bute Waves, The Diner, Co-op and Isle of Bute Jewellery.



FIND ON GOOGLE MAPS





Description

3 MONTAGUE STREET, ROTHESAY



The subjects comprise a ground floor, mid-terrace retail unit within a four-storey traditional tenement style property of stone construction surmounted by a pitched and hipped roof, clad in slate and serviced by rainwater goods of cast iron.

Entrance to the shop is via a recessed pedestrian doorway within a full width shop front of timber single glazed style.

Internally flooring is of concrete overlaid in carpet with internal walls of plasterboard style in a papered finish.

We assume mains services are of water, drainage and single phase electricity.

Car Parking

There is plentiful public car parking immediately adjacent to the subjects in addition to further parking within the surrounding locale.



	m ²	ft ²
	20.58	221

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Auction Date

The auction will be held on 22nd October 2026 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Legal Pack

The legal pack is available to view online.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE August 2026

Guide Price

The property has a guide price of **£15,000**

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £2,550

100% rates remission will be available to qualifying occupiers under the Small Business Bonus Scheme.

VAT

See Legal Pack.

Energy Performance Certificate

The property has an energy rating of D.

A copy of the EPC is available upon request.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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