

FOR SALE

The Dalmally Hotel
Dalmally
Argyll
PA33 1AY

99 bed hotel set
in 3 acres



Asking Price £1,400,000

Drysdale and Company
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Location

The Dalmally Hotel is prominently situated on the A85 linking Tyndrum to Oban on the west coast of Scotland. The village is situated on the River Orchy at the eastern end of Loch Awe in the west Highlands of Scotland, with the surrounding area popular with walkers, cyclists and outdoor enthusiasts. The hotel has a high volume of passing traffic being the main road leading into Oban, which in turn is a popular destination for holiday-makers and those taking a ferry to a number of the Western Isles to include Mull and Barra. Dalmally also benefits from a train station which is on the picturesque West Highland Line, with a journey time of under 3 hours to Glasgow.



Description

The hotel is a large detached property which is 4 storey height with a variety of extensions to the front and side elevations.

A large canopy is provided to the front of the hotel over the main pick-up/drop off area in front of the main entrance. The reception lobby leads through to the main lounge area and also round to the principal function room and dining area contained within a large single storey extension to the side of the building.

The lounge area is carpeted and incorporates a range of fixed seating with a large selection of moveable furniture.

A large commercial kitchen is provided at ground floor level with associated dry storage, walk-in chills and office space.

The hotel includes a total of 99 ensuite letting bedrooms contained over ground, first, second and third floor levels.

To the rear of the main hotel building there are two detached units, one which includes former staff accommodation and the other larger building which includes extensive storage and office accommodation.





External

The hotel is positioned on a site extending to approximately 3 acres with large car park to the side and rear. There are disused polytunnels to the rear of the property, we understand the hotel used to provide fruit and vegetables to the kitchen and other hotels in the group.

Opportunity

The hotel is currently closed and has not re-opened from closures enforced by the Covid-19 pandemic.

The property is fully furnished and presents an opportunity for an experienced operator to take on and re-establish this prominent roadside hotel. There is potential to add additional bedrooms or a bunkhouse for walkers in the rear office block which is set over 2 storeys.

Rateable Value

The Rateable value (2017) is £40,750.

EPC Rating - G



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. A list of Partners can be obtained from any of our offices. Date of Publication: August 2022