



# Ardshiel Hotel

Ref: 6846682

Kilkerran Road, Campbeltown, PA28 6JL

Freehold: Offers over £1,100,000

10 En-suite letting rooms

Situated close to ferry terminal

Award winning Food and Beverage offering

Well maintained and renovated throughout

Three bed owners accommodation

Energy rating F





A great opportunity to acquire a well placed ten bedroom hotel with a popular food and beverage operation in Campbeltown, which is situated close to the ferry terminal.

Our clients have owned the business since 2008 and are now selling due to retirement from the trade, the business would be well suited to an owner operator or couple.



### Location

The Ardshiel Hotel is situated on Kilkerran Road in Campbeltown which is located within the Argyll and Bute local authority area on the Scottish west coast. It sits towards the bottom of the Kintyre peninsula on the west coast of Campbeltown Loch, at the end of the A83. The current population is c.4,600 though this can increase during summer months. The town is famously known as one of five whisky regions of Scotland with over 30 distilleries in the region, there are 3 distilleries in the wider town area with planning recently approved for 3 new distilleries incorporating a museum, visitor centre and retail. Machrihanish Golf Club, an 18 hole Championship course is around 5 miles East of Campbeltown.

The town hosts the annual Mull of Kintyre music festival and other popular well attended events such as the The annual Campbeltown Malts Festival, Mull of Kintyre MOK Run and Mull of Kintyre Triathlon, the area is also still regarded as an extremely popular whisky tourist destination.

Campbeltown is located circa 140 miles from Glasgow; 184 miles from Edinburgh and 87 miles from Oban by road. There is a ferry service to Ardrossan in the summer months and the town is also linked by plane from Campbeltown airport to Glasgow airport.

### Internal Details

Entry is provided to the front of the property, the main reception is to the left with a door on the right leading to the main bar. This area can accommodate for around 15 seated via a mixture of fixed seating and wooden tables and chairs. To the left is another door which leads to the lounge and garden restaurant accommodating 30 and 60 seated respectively, the restaurant leads to the rear beer garden giving additional outdoor seating capacity.

Access to a fully equipped commercial kitchen and pantry is provided from the lounge and main entrance hall. This area also leads to the Arran function room, a multi purpose function room which is popular for conferences, meetings, weddings and other events. Male and female toilets are also located within this area of the hotel.

There are ten en-suite letting rooms situated on the first and second floors, all rooms are well equipped and have been decorated to a high standard. They are a combination of singles, doubles and superiors.







---

### External Details

The Ardshiel Hotel comprises an original Victorian era villa (1877) developed as a family home and used as such until it was converted to hotel use in the 1950's. The original building is of stone construction under pitch slate covered roof over ground, first and dormer attic floors. This has however had various extensions over the years in various styles including single storey, cavity brick under flat roof (function suite); single and attic cavity brick / rendered under pitch slate roof (owners' apartment) and single storey, cavity brick/ flat roof (restaurant). There is a large beer garden to the rear of the property

---

### Fixtures & Fittings

All fixtures and fittings are included within the sale (excluding any personal items).

---

### Business Rates

The Rateable Value for the business is £45,750, effective from April 2023. Confirmation of actual business rates payable should be obtained from the Local Authority.

---

### The Opportunity

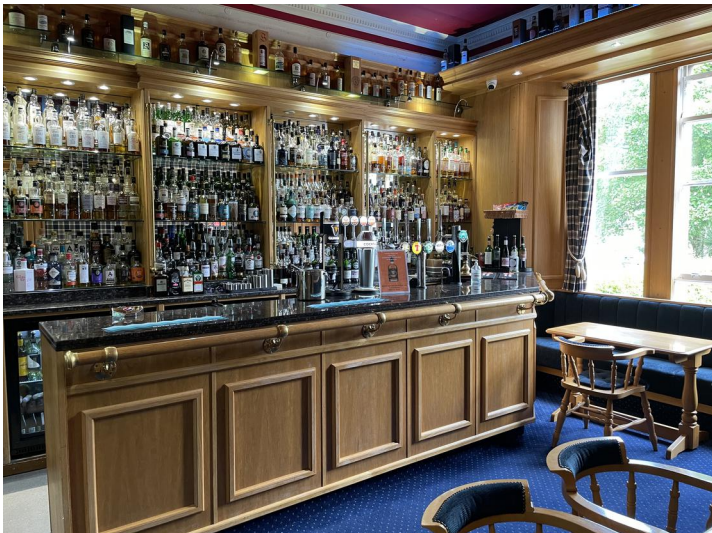
A great opportunity to purchase a well performing and award winning hotel in Campbeltown, our clients have owned the business since 2008 and are now selling due to retirement from the trade. The business income is a mixture of accommodation, food and wet sales. Since owning the hotel, our clients have invested a significant amount of capital and therefore there is minimum requirement for any further capex, this has in turn created a profitable and sustainable business for the incoming purchaser to naturally grow going forward. The business website - <https://ardshiel.co.uk/>

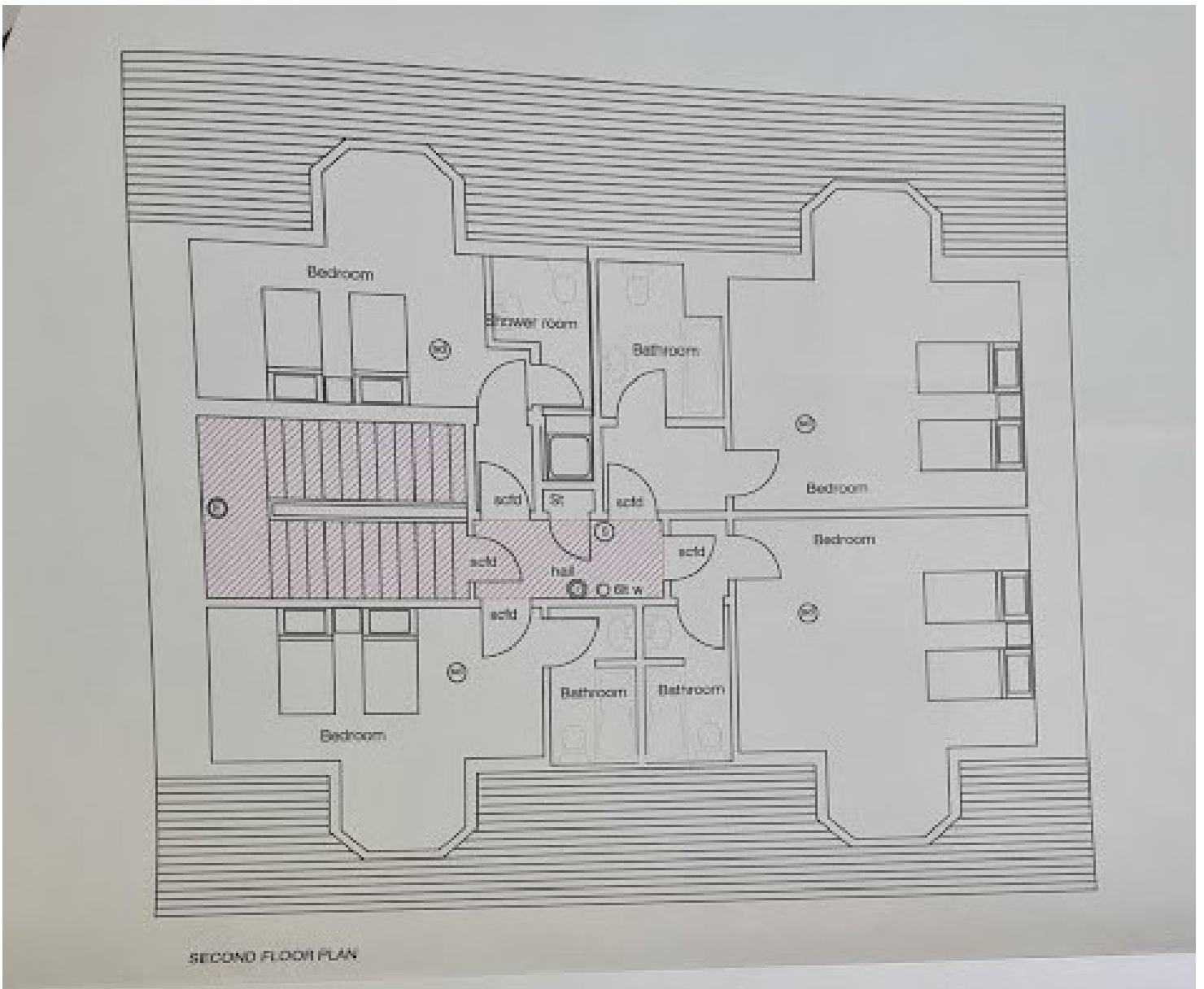
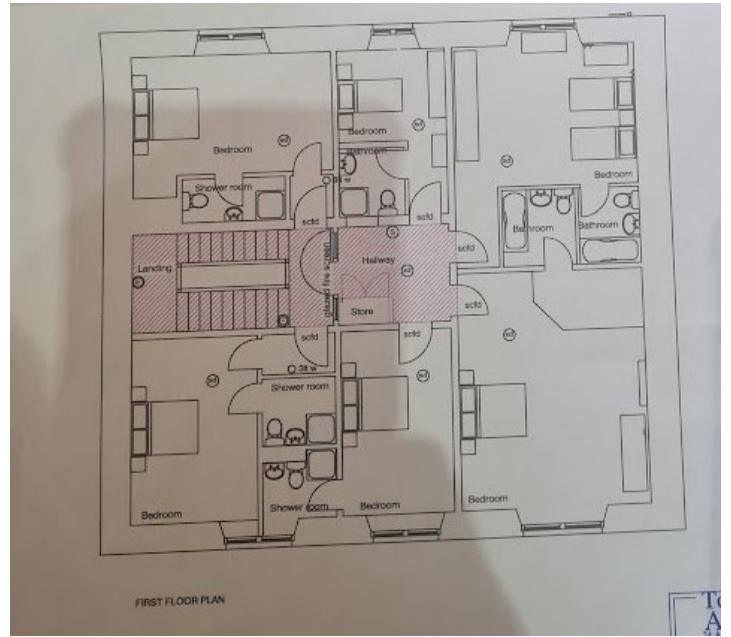
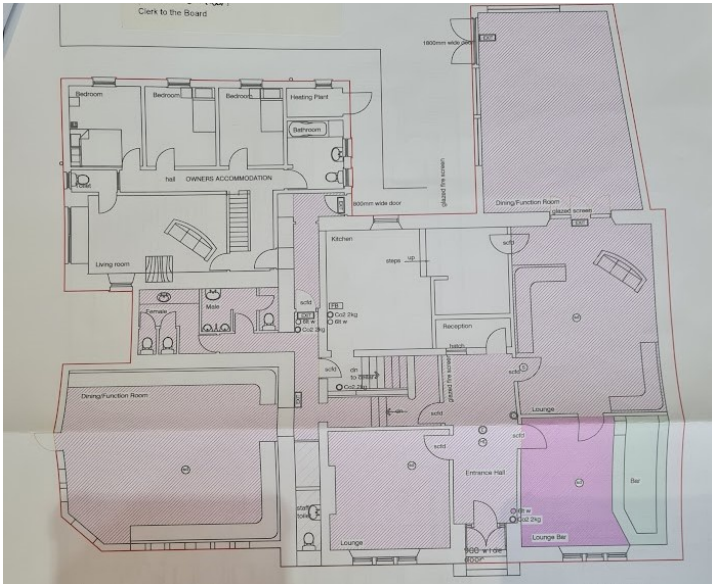
At present, the rooms are sold via Booking.com and Expedia. The business also boasts fantastic reviews across Google & TripAdvisor and has also created a strong following on Facebook.

---

### Owner's Accommodation

A three bedroom owners accommodation with lounge and bathroom.







---

## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Tony Spence

Associate Director - Hospitality

M:+44 7546 698 684

E:tony.spence@christie.com

Edinburgh



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189