



Inverkip Hotel
Main Street, Inverkip, Inverclyde, PA16 0AS

Offers Over £1,300,000
Freehold

- Eye-catching 5-Bedroom Hotel on Main Street of Inverkip
- Close to Inverkip Marina on A78 Coastal Route
- Range of Indoor & Outdoor Bar and Restaurant Facilities
- Turnover in excess of £1.33m producing 30% increase on 2023 year end
- 40 Minutes West Of Glasgow

INTRODUCTION

Nestled in the charming commuter village of Inverkip, on Scotland's Clyde Coast, lies a remarkable establishment known as the Inverkip Hotel. From the allure of its surroundings to the Hotel's well-appointed facilities, the Inverkip Hotel is a testament to modern hospitality and a gateway to the natural wonders of the region. With its idyllic location, rich history, and warm Scottish hospitality, this property presents an enticing opportunity for owner-operators or groups.

The Inverkip Hotel boasts an exceptional property that seamlessly blends traditional Scottish architecture with contemporary comforts. The Hotel's exterior is immaculately presented and it benefits from an inviting entrance which exudes charm and character. Its interior is equally delightful, combining rustic elements with modern design to create an atmosphere of relaxed sophistication. The interior boasts furnishings from Bute Fabrics, bespoke stained glass, locally crafted elm bar tops and commissioned artwork to provide a sense of destination. These modern additions are blended to compliment the traditional stonework, roaring fires and Scottish village setting. The Hotel offers five thoughtfully decorated guest rooms, ensuring a comfortable and memorable stay for each visitor.

What sets the Inverkip Hotel apart is its proximity to the Inverkip Marina, a popular attraction for boating enthusiasts and those seeking maritime adventures. The marina is conveniently located adjacent to the Hotel, allowing guests easy access to various water-based activities; with its capacity to accommodate over 600 boats, the Inverkip Marina is a hub for sailing and yachting enthusiasts, providing a bustling and lively atmosphere that enhances the area's overall appeal.



The Inverkip Hotel is ideally situated along the shores of the Firth of Clyde, offering breathtaking views of the sea and the serene coastal landscape. Beyond the marina, the surrounding area offers an abundance of natural beauty and cultural landmarks. Guests can indulge in peaceful walks along the shoreline or embark on invigorating hikes through the nearby countryside, immersing themselves in the tranquillity and natural splendour of the region.

For those seeking cultural experiences, the Inverkip Hotel provides easy access to several notable attractions. The Historical Ardgowan House, Castle & Gardens are only a 2 minute walk for guests. This modern country estate boasts beautiful walks, buildings and rich cultural heritage dating back to the 14th century. The £10million Ardgowan Distillery Visitor Centre is projected to be completed in 2023 and will bring a world-class distillery to the humble village of Inverkip.

From a business perspective, the Inverkip Hotel offers an enticing investment opportunity within the thriving tourism industry of Inverclyde. The Hotel has established a strong reputation and a loyal customer base, attracting visitors from near and far throughout the year. The well appointed Public Bar, Cocktail Bar, Whisky Bar & Outdoor Bar appeal to a broad market of guests. The restaurant's reputation and food offerings showcase the finest Scottish cuisine using local and award-winning suppliers, which draws discerning food enthusiasts and locals alike. The recent investment in the outdoor drinks and dining space further enhances the appeal of this flexible hospitality venue.



To maximize the potential of the Inverkip Hotel, there are opportunities to further develop and expand the business. Capitalising on the proximity to the marina, offering tailored packages for boating enthusiasts or organizing sailing excursions could attract a niche market of adventure-seeking travellers. Utilising the versatile restaurant space as an events and function location for corporate clients, weddings & special occasions, a currently untapped market.

Engage with the tourism-day-tripping market which welcomes over 100,000 cruise ship visitors to neighbouring Greenock each summer by providing a cultural food and drink experience.

In respect of the accommodation; investing in the development of the 2 staff accommodation rooms to create additional letting guest bedrooms, or creating wellness, fitness or spa facilities would only enhance the current offering to a broader market.

Engage with future new home owners: as planning permission has been approved for an additional 450 homes at the former IBM Site and 650 homes at the proposed Brueacre Village Site which will increase footfall of the already strong local custom; both locations are located 1 mile either side of Inverkip Village.

THE PROPERTY

The property is a traditional village Hotel constructed in Stone with accommodation over two principal floors under a pitched slate-covered roof with dormer windows. Over the years, the property has been extended to the side and rear, expanding the ground floor areas.

THE GROUNDS

The exterior of the property provides recently modernised guest parking and landscaped guest garden space which has capitalised upon the current trend for outdoor drinks and dining.

OPERATIONS

The business operates with modern hospitality systems for bookings, accountancy, electronic tills, security systems, surveillance systems, ordering systems and fire alarm systems.

WORKFORCE

Full complement of highly skilled workforce.



2023 INVESTEMENT

Commercial Kitchen; premium Valentine filtration fryers, Gram refrigeration units and redesigned spaces for efficiency in labour and energy costs. Building; full exterior re-paint. Outdoor; creation of permanent all weather garden dining, drinks and entertainment space for 80 seated guests. Signage; full external upgrade.

DRINKS & DINING SUMMARY

- Whisky & Cocktail Bar (18 seated + 20 standing)
- Lounge Fireside Dining (37 seated)
- Main Restaurant Dining (112 seated)
- Public Bar (25 seated + 25 standing)
- Beer Garden (80 seated covered all-weather area)

ACCOMMODATION SUMMARY

- 5 Letting En-Suite Rooms
- 2 Family Rooms, 2 Double Rooms, 1 Twin Room
- 2 Double Rooms Vacant For Development (previously staff stayover accommodation & private dining room)



COMMERCIAL SPACES

- Commercial Kitchen
- Beer Cellar
- Laundry
- Office
- Store Rooms
- Car Park

TRADE

Accounts to the year end 31 October 2023 show a Turnover of £1,332,000 producing an excellent profit.

Accounts will be provided to genuinely interested parties, preferably after viewing of the property.

STAFF

TUPE regulations will be applicable to all staff.

LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

WEBSITE / RATINGS

www.inverkip.co.uk

Instagram @inverkiphotel 4.5K Followers

Facebook Inverkip Hotel 6.1K Followers

Twitter @inverkiphotel 400 Followers

Mailing List 8,000 (50% open rate)

ResDiary/DishCult Rating 4.83/5 (2.8k reviews)

Google Rating 4.6/5 (441 reviews)

Booking.com Rating 8.8/10 (215 votes)

Trip Advisor 4.5/5 (411 reviews)

SERVICES

Mains drains, gas, electricity and water are all connected to the property.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating — G

The EPC is available upon request.



RATEABLE VALUE

£50,000.

TENURE

Heritable (Freehold) / Outright Ownership.

PRICE

Offers over £1,300,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.

FINANCE/ BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agent at the address overleaf.



For any queries or to arrange a viewing, please contact —

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