



Victoria House
54 Victoria Parade,
Dunoon, Argyll, PA23 7HU

Offers in the region of £460,000
Freehold

- Exclusive use Guest House in a popular seaside location
- Superb, prominent position with picturesque views
- 14 bedrooms
- Fantastic outdoor amenities
- Owners Accommodation
- Profitable business model
- Development Potential

INTRODUCTION

Victoria House occupies a superb position overlooking West Bay, a wonderful corner of the popular Clyde town of Dunoon. The Guest House itself is only one hour away from Glasgow City Centre providing easy accessibility to Scotland's central roads.

Dunoon is the main stop on the beautiful Cowal Peninsula and the maritime gateway to the Loch Lomond & Trossachs National Park. Dunoon boasts a wide range of activities for both local and tourist visitors, with a charming selection of craft shops and galleries, attractive promenade and a variety of café and restaurants for its visitors. The town is also a great base to explore nature by visiting the Argyll Forest Park and of course Loch Lomond & The Trossachs.

The property has been refurbished by the current owners converting the public areas into a lovely spacious open plan arrangement for large groups to utilise as their central entertainment space. The property has an owners flat, which could be used for further letting accommodation, as well as the former bar which is currently unused by the owners. This could provide additional letting accommodation or a small retail unit subject to planning.



THE PROPERTY

Victoria House is a former hotel which has been converted to provide an exclusive use accommodation for up to 22 people. The property itself is late Victorian with lovely bay windows and dormers overlooking the Cowal waters.

ACCOMMODATION SUMMARY

The hotel's main accommodation is comprised over ground, first and second floor. The accommodation can be summarised, very briefly, as follows:-

Public Areas

From the private garden entrance, stairs lead to main entrance opening into: -

- Entrance Vestibule
- Lounge
- Open Plan Dining/Function Room
- Bar, Separate area for cafe or office

Letting Bedrooms

11 Letting Bedrooms to sleep 22

- 8 x double
- 3 x twin

14 bedrooms ensuite; 11 x shower only, 3 x bath with shower

3 letting rooms not currently in use



Service areas

- Commercial kitchen with professional non-slip floors
- Laundry

Owners Flat

Three of the old bedrooms have been converted to a 1 bedroom owners flat with large lounge/kitchenette and bathroom.

Outside

- Car Parking
- Garden with picnic tables & seating area (30)
- Decked area with BBQ, seating area (20) & hot tub
- Large rear garden ready for development
- Option to install moorings for boats at the end of the garden

TRADE

The business is in its infancy and has not yet traded for a full financial year under this new exclusive use format.

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

STAFF

TUPE regulations will be applicable to all staff.

LICENCE

Previously licenced but licence not currently in place.

WEBSITE

<https://www.facebook.com/victoriahousedunoon>

SERVICES

Mains gas, electricity, water and drainage. Central heating and hot water from gas fired boilers.

ENERGY PERFORMANCE CERTIFICATE

Victoria House — EPC Rating — G

The EPC is available upon request.





TENURE

Heritable (Freehold) / Outright Ownership

PRICE

Offers in the region of £460,000 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

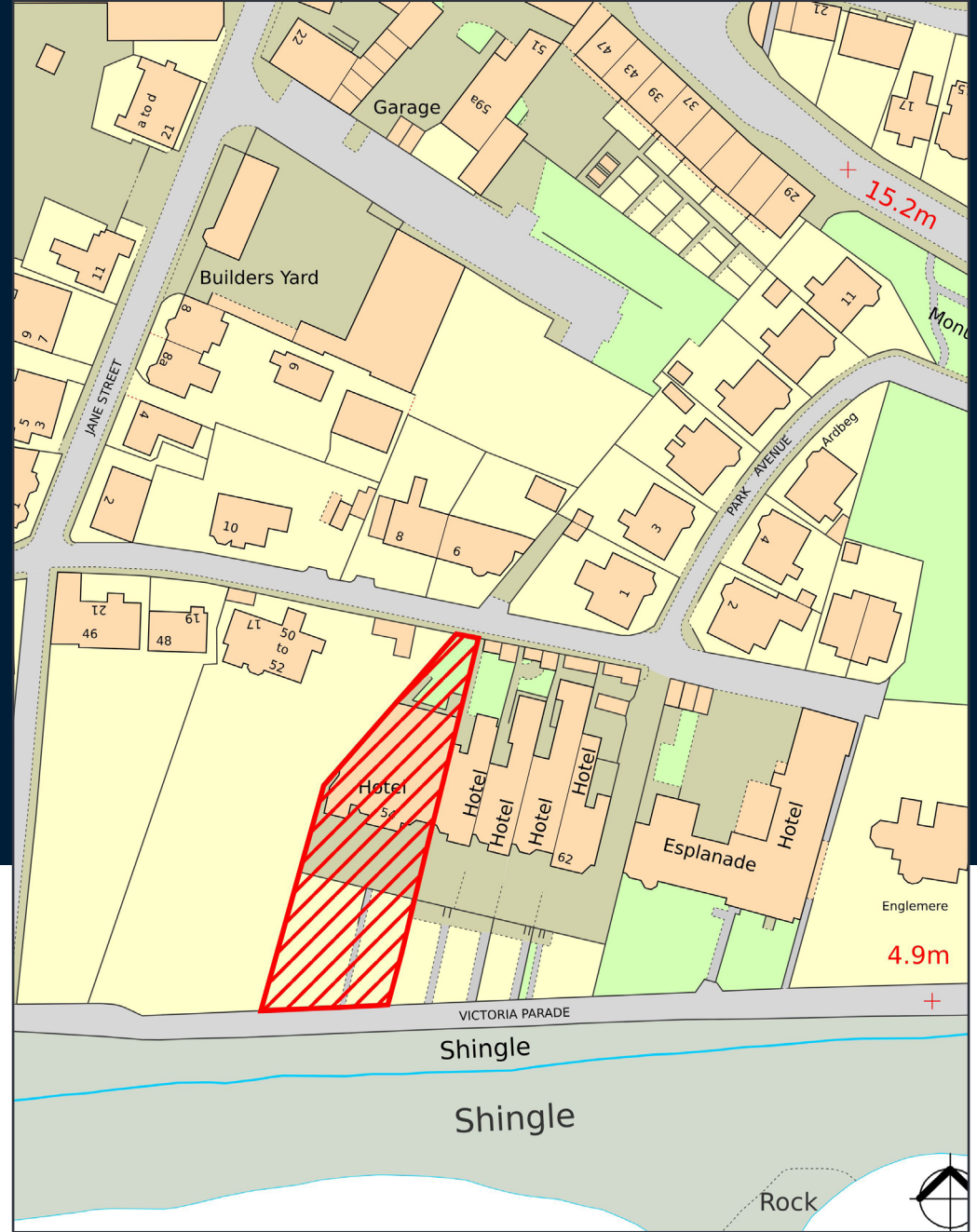
Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agent at the address below:-

Graham + Sibbald
233 St Vincent Street
Glasgow
G2 5QY







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

GRAHAM SIBBALD



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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

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2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: July 2023