

# FOR SALE

## Portfolio of Exclusive Use Self Catering Units for Sale



- Four Immaculately Presented Exclusive Use Holiday Properties in Dunoon and Arrochar
- Enviable Location - Two on the Northern Banks of the Clyde in Dunoon and Two in Arrochar
- Extensively Refurbished Offering Exceptional Accommodation in Turnkey Condition
- Wonderful Opportunity to Acquire an Established Hospitality Business



### TPL Holiday Cottages

Offers in the Region of £1,750,000 - Freehold

Find out more at  
[www.g-s.co.uk](http://www.g-s.co.uk)

## INTRODUCTION

TPL Holiday Cottages is a great opportunity to purchase a collection of four holiday homes. Two large period homes located on Victoria Parade in Dunoon and a large lodge with a small annexe flat in Arrochar.

TPL Holiday Cottages consists of four immaculately presented holiday accommodation suitable to a range of holiday makers. The properties have all been extensively refurbished offering outstanding accommodation, with all the modern comforts to offer their guests with an unforgettable stay.

All four of the properties host enviable views with the three bigger properties benefiting from large terraces with their own private hot tubs.

Waters Edge Dunoon, located on Victoria Parade with direct access to the Beach, this 8-bedroom period property sleeps 18 in total offering spectacular views across the Firth of Forth and immaculately presented neutral accommodation. The property also benefits from a hot tub in the front garden, large 70 inch TV cinema room and a large dining kitchen with a table for 18.

Bay House Dunoon is also situated on Victoria Parade in Dunoon. The property offers 6 bedrooms with capacity to sleep 13 people in total. This property is also well-presented benefiting from a hot tub in the front garden, a cinema room and a large dining kitchen.

Long View is located in Arrochar, this lodge is a stand alone lodge with magnificent views over Loch Long and the Arrochar Alps. This 5-bedroom accommodation can accommodate 11 people and hosts a large deck at the front of the property with a hot tub, a large open fire in the living room and well-appointed kitchen with a dining space in the conservatory.

The Wee Yin is a small self contained flat which offers one double bedroom and a well-presented open plan living room kitchen with enviable views over Loch Long and the striking Argyll countryside.

## THE BUSINESS

From a business perspective, TPL offers a great opportunity to run a holiday cottage business in the thriving tourist area of Argyll and Bute. The business has already established a stellar reputation and a loyal customer base, attracting visitors from near and far throughout the year. The attention to detail and tasteful refurbishment means the property is attractive to a wide range of customers future proofing the business. The sale is due to the owners retiring.

## THE PROPERTY

The property consists of four holiday properties. Two terraced period properties spread over three floors plus an attic. They are of stone construction with a pitched slate roof. Both properties benefit from a private wooden terrace in the front garden which hosts their own hot tubs.

The two properties in Arrochar are contained within a detached purpose-built property spread over two floors. The main house is entered through the front of the property and the one bedroom self-contained flat is accessed from a side gate and door. The main house also benefits from a large wooden terrace with its own hot tub. This property also benefits from a large tarmac driveway.





## THE PROPERTY

The Waters Edge Dunoon consists of an 8-bedroom terraced period property on Victoria Parade in Dunoon. The property is of stone construction with pitched slated roof spanning over 5 floors.

## ACCOMMODATION SUMMARY

The holiday homes accommodation can be described briefly, as follows: -

### Ground floor

- Cinema room with 70-inch TV
- Lounge
- Dining kitchen
- W.C
- Ground floor super king bedroom with en-suite

### First floor

- King size bedroom en-suite
- Second Double bedroom with en-suite

### Second floor

- Lounge with sea views
- Family room en-suite room with king and single bed
- Double bedroom

### Third floor

- Family bathroom

### Fourth Floor

- Office
- Seating area
- 2 x King bedroom with en-suite

### Fifth Floor

- Double bedroom with en-suite

### Outside

- Private gravel car parking at the front of the property for 5 cars
- Fully enclosed front lawned garden
- Wooden deck with hot tub and seating area, a BBQ area at the front of the property
- Fully enclosed rear patio

### SERVICES

Mains gas electric and drainage attached to the property

### WEBSITE

[Waters Edge - Dunoon](#) | [Waters Edge - Dunoon in Dunoon](#)  
([holidaycottages.co.uk](http://holidaycottages.co.uk))

### RATING

£11,600 (effective 01/04/23)

### TENURE

Heritable







## **THE PROPERTY**

The Bay House Dunoon consist of a 6 bedroom terraced period property on Victoria Parade in Dunoon. The property is of stone construction with pitched slated roof spanning over 4 floors.

## **ACCOMMODATION SUMMARY**

The holiday homes accommodation can be described briefly, as follows: -

### **Ground Floor**

- Cinema room with bar
- Twin accessible room with en-suite
- Bespoke top of the range well equipped kitchen
- Dining Area
- W.C

### **First floor**

- King size bedroom with en-suite
- Utility room
- W.C

### **Second Floor**

- Lounge
- Twin room with en-suite
- Bunk room

### **Third floor**

- King size room with en-suite
- Super King size bedroom with en-suite with Sauna and steam room

### **Outside**

- Private gravel car parking at the front of the property for 4 cars
- Fully enclosed front garden with wooden deck with hot tub and seating area and BBQ area
- Fully enclosed rear patio with secure bike stand

### **SERVICES**

Mains gas, electric and drainage attached to the property

### **WEBSITE**

<https://www.holidaycottages.co.uk/cottage/81381-bay-house?n=7>

### **RATING**

£7,100 (effective 01/04/23)

### **TENURE**

Heritable







## LONG VIEW, 4 BRAESIDE, ARROCHAR, G83 7AA



### THE PROPERTY

Long View Arrochar is a modern brick built property with harled exterior with a painted finish all under a multi-pitched tiled roof. Accommodation is over two principal floors. Windows are UPVC double glazed and rain water goods are run in UPVC.

### ACCOMMODATION SUMMARY

The holiday homes accommodation can be described briefly, as follows: -

#### Ground Floor

- Lounge with open fire and French doors onto a front terrace
- Dining room
- Well-equipped dining kitchen
- Utility room and W.C

#### First floor

- King size bedroom with en-suite and balcony

#### Second Floor

- 2 x King size rooms with en-suites
- Twin room with en-suite
- A triple Bunk room with a double and single

#### Outside

- Enclosed wrap around garden
- Large wooden deck to the side of the property with hot tub, al fresco dining area and BBQ area
- Small balcony at the front of the property
- Tarmac driveway with space for four cars

#### SERVICES

The property has its own private Oil tank which heats the property through underfloor heating. The property is connected to mains Electric and drainage.

#### WEBSITE

[Long View | Long View in Arrochar \(holidaycottages.co.uk\)](https://www.holidaycottages.co.uk/Long_View_in_Arrochar)

#### RATING

£12,000 (effective 01/04/23)

#### TENURE

Heritable







## THE PROPERTY

Self-contained unit within the main Long View house. One bedroom flat accessed from the side of the main property.

## ACCOMMODATION SUMMARY

### Ground Floor

- One Double bedroom
- Open plan living room / kitchen
- Bathroom

## SERVICES

The property has its own private Oil tank which heats the property through underfloor heating. The property is connected to mains Electric and drainage.

## WEBSITE

<https://www.holidaycottages.co.uk/cottage/82648-the-wee-yin?n=7>

## RATING

Included in Long View

## TENURE

Heritable





## TRADE

Turnover for the year ending August 2023 has been £243,000.

Further information for the business will be shown to seriously interested parties following a formal viewing.

## STAFF

TUPE regulations will apply to all members of staff.

## LICENCE

The Premises is Licensed under the Licensing (Scotland) Act 2005.

## TENURE

Heritable (Freehold Equivalent) Interest.

## PRICE

Offers around £1,750,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, which is being sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry.

## 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 agents at the address below:

Graham + Sibbald, 233 St Vincent Street,  
Glasgow, G2 5QY



To arrange a viewing please contact:



**Peter Seymour**  
**Director of Hotel & Leisure**  
Peter.Seymour@g-s.co.uk  
07967 551 569



**Emily Hewitson**  
**Graduate Surveyor - Hotel + Leisure**  
Emily.Hewitson@g-s.co.uk  
07795 518 627

1. These particulars are intended as a 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.

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.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Date published: September 2023

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.