



The Cadillac Kustomz Hotel, 23 Marine Place, Rothesay, Isle of Bute, PA20 0LF

A rare opportunity has arisen to purchase a truly unique and inviting Cadillac themed hotel in an idyllic seafront location on the Isle of Bute which opened its doors to the popular TV show “Four in a Bed” in 2020. Magnificent sea and hill views towards Loch Striven. A fabulously run, well established hotel in full operation with a popular bar, restaurant and five ensuite letting rooms renovated to an extremely high standard with huge potential for many more. Two private apartments which could be used to increase the guest accommodation further. Private car park with licence for outdoor seating. To escape the pressure of business there is fantastic owners accommodation presented in walk-in condition which comprise lounge, kitchen, bathroom three bedrooms and laundry room with a tranquil private garden to the rear of the property. There is great opportunity to expand the business and increase revenue. Viewing is highly recommended to fully appreciate what the sale of The Cadillac Kustomz Hotel has to offer.

Wm. Skelton & Co
Castle Chambers
49 High Street
Rothesay
Isle of Bute
PA20 9DB
Tel: 01700 505551
Email: estateagency@wmskelton.co.uk
www.wmskelton.co.uk

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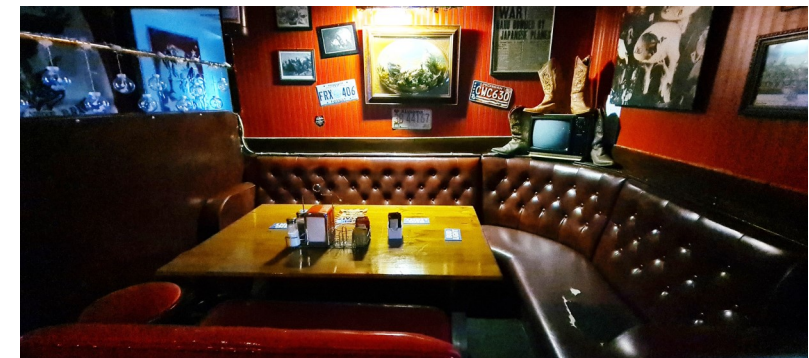
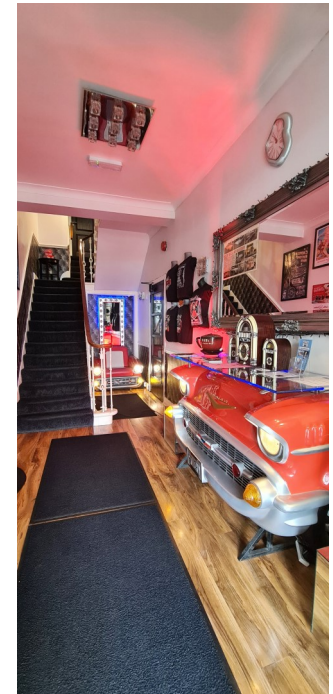


ISLE OF BUTE

The accessible Isle of Bute in the Firth of Clyde has two car ferry services: Rothesay to Wemyss Bay (with train to Glasgow) and Rhubodach to Colintraive. Joint Campus for pre-school to college (part of University of Highlands and Islands), local hospital, cinema, marina and pontoons, three golf courses, leisure pool, West Island Way for walkers, horse riding and fishing. Businesses, bars, art galleries, shops, cafés and restaurants.

Ground Floor

Bar Lounge



Bar



Diner



View from Diner

Catering Kitchen - 9.28m x 3.88m

Fully equipped stainless steel catering kitchen.



Ladies Customer Toilets

3 cubicles with two wash hand basins

Gents Customer Toilets

2 cubicles and 2 urinals, 2 wash hand basins

Apartment to rear

Stairs from the ground floor to the rear of the hotel to access apartment in need of modernisation which consists of Bedroom, Bathroom and Kitchen.



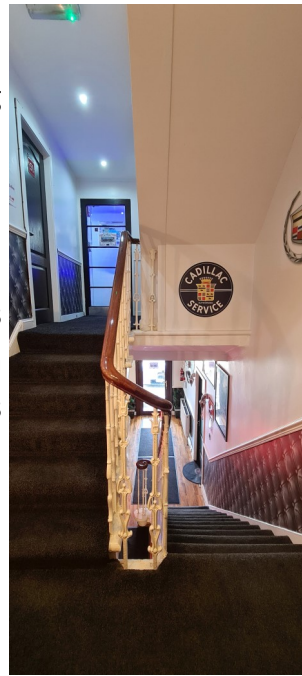
View from ground floor

First Floor

The first floor comprises five immaculately presented ensuite letting rooms in the Cadillac theme, three of which have fantastic sea and hill views.

There is a door on the half landing marked “private” through which is a self catering an apartment is need of some modernisation comprising a lounge, bedroom, kitchen, and bathroom. This is currently used for visiting family.

Ensuite Letting Rooms



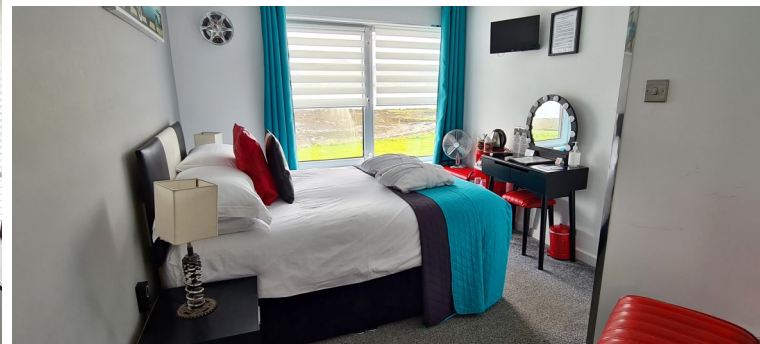
Cadillac 51 - 3.26m x 3.98m

Immaculately presented double room with modern ensuite bathroom (2.10m x 1.80m). Sea views from the window to side.



Cadillac 52 - 3.76m x 2.87m

Immaculately presented double room with modern ensuite bathroom (1.96m x 1.85m). Sea and hill views from the windows to the front.



Cadillac 53 - 3.50m x 3.21m

Immaculately presented double room with modern ensuite shower room (2.72m x 1.09m). Sea and hill views from the windows to the front.



Cadillac 54 - 3.92m x 2.95m

Immaculately presented double room with modern ensuite bathroom (2.48m x 1.60m). Sea and hill views from the windows to the front.



Cadillac 55 - 4.28m x 2.70m

Immaculately presented double room with modern ensuite bathroom (2.70m x 1.59m).



SECOND FLOOR

The second floor is a blank canvas ready for a new owner to put their stamp on. This floor can provide a further 5 ensuite bedrooms similar to the first floor.

Owners Accommodation

Entrance Hall - 2.41m x 0.82m

Spotlights. Laminate flooring

Laundry room - 1.79m x 2.05m

Pendant light. Shelves. Vinyl floor.

Lounge - 6.36m x 3.16m

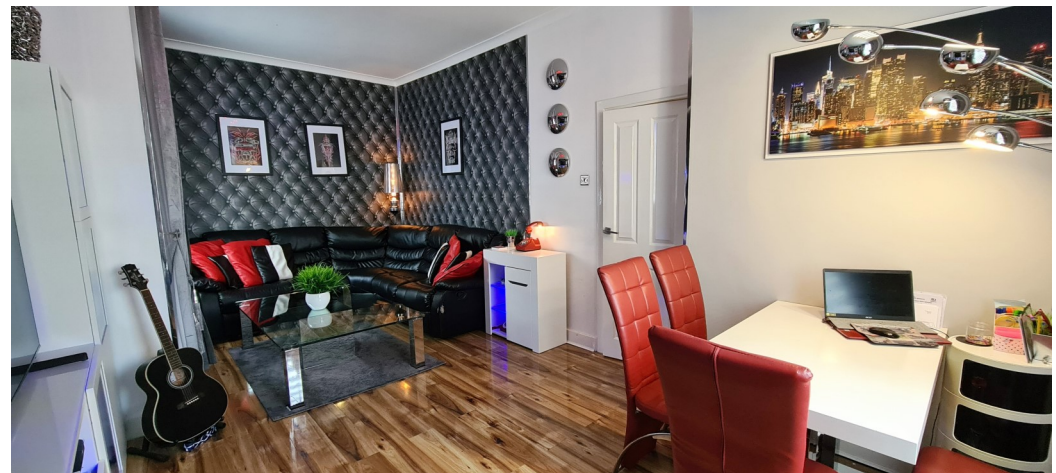
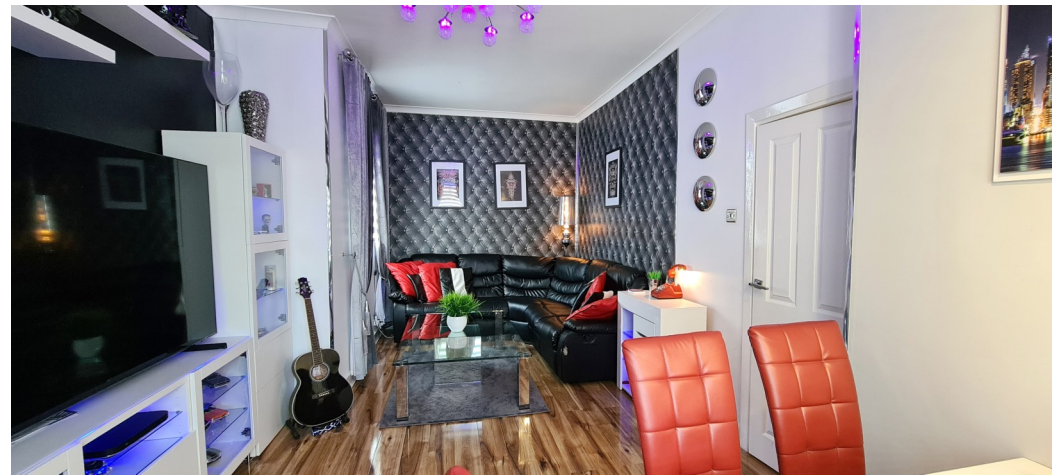
Ceiling light. Plain cornice. Spacious bright room with windows to rear and side. Curtains. Roller blinds. Laminate flooring.

Hall - 2.51m x 1.04m

Pendant light. Laminate flooring.

Kitchen - 4.79m x 2.18m

Recently renovated modern kitchen with high gloss base and wall units and contrast work top. Splashback. Stainless steel sink with drainer and mixer tap. Breakfast bar. Integrated fridge/freezer, dishwasher, electric hob and oven. Cooker hood. Window to side with venetian blinds. Spotlights. Laminate flooring. Door to garden.



Bathroom - 4.02 x 1.59m

Fully renovated bathroom. Spotlights. Wet wall panelling. Bath with shower over. Vanity sink unit. WC. Towel radiator and towel shelf. Wall cabinet. Vinyl flooring.

Bedroom 1 - 5.33m x 3.94m

Large bedroom to rear. Plain cornice, Pendant light. Patio doors leading to the private garden. Windows to each side. Curtains. Carpet.

Bedroom 2 - 3.07m x 5.04m

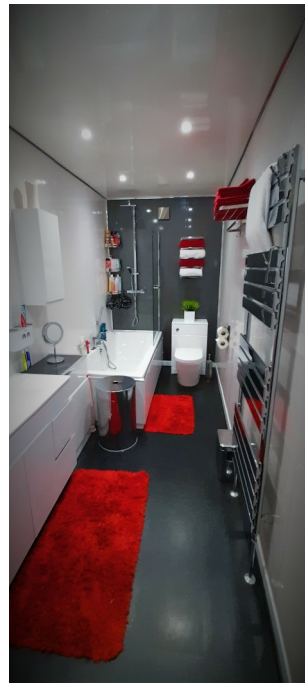
Plain cornice. Pendant light. Window to side. Patio doors to private rear garden. Laminate flooring.

Bedroom 3 - 2.55m x 2.51m

Plain cornice. Ceiling spotlight group. Window to side. Curtains. Laminate flooring.

Outside

Private garden. Two sheds. Two storage outbuildings (one being the beer cellar with huge commercial freestanding freezer and shelved storage and the other one for storage).



Additional notes:

- Please note all refurbished rooms/areas have been finished to a high standard including full insulation.
- The central heating system has been recently upgraded - new boilers in 2016 and 2020.
- The hotel has been trading as Cadillac Kustomz for 8 years.
- Not all furniture, art work and personal items will be included in the sale. More details can be provided to seriously interested parties.
- Ground Floor - 284.72 sq.m (3065 sq.ft) approx.
First Floor - 182.20 sq.m (1961 sq.ft) approx.
Second Floor - 115.42 sq.m (1242 sq.ft) approx.
Total Area - 582.34 sq.m (6268 sq.ft) approx.



Floor Plans for the hotel and accommodation are available.



Please note that these particulars are prepared by us on the basis of information provided to us by our clients. We have not tested the systems or appliances or any central heating system or moveable items within the property. Prospective purchasers should make their own enquiries. No warranty is given. All fixtures and fittings mentioned in this schedule are included in the sale. All others are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that the seller is not in the business of selling second-hand goods. If there is any matter within this schedule which you wish to be clarified, please contact our office for further information.