



The Port Royal Hotel, 37 Marine Road, Port Bannatyne, Isle of Bute, PA20 0LW

OFFERS OVER £270,000

The Port Royal Hotel is a complex of over 400 sqm in total, which consists of the main seafront building and three Scottish fisherman's cottages joined together with the main building around internal courtyard. The hotel is situated in the centre of the seaside resort of Port Bannatyne has operated as the major catering establishment in the village and is the principal B&B serving Port Bannatyne Marina.

Features:

*Waterfront *Beautiful views *Overlooking Marina *Island location *Two restaurant rooms
*Panoramic function room *Near Golf Course *New Roof on Main Building *Newly Installed
Central Heating Boilers Throughout *A short walk from Village Primary School *Close to Park*

TRADING POSITION AND POTENTIAL

Port Bannatyne is situated on the busiest Scottish sailing route between the marinas of the Clyde and the marinas of western coast of Scotland. Many of the western Scottish marinas were built in recent years and western Scottish sailing is constantly expanding.

The 105 berth Port Bannatyne Marina is popular with visitors because of its sheltered position and the beauty and tranquility of Kames Bay. It is currently expanding to take bigger boats.

The Port Royal Hotel is situated on a main road from Colintraive-Rhubodach ferry and is only 2 miles away from another ferry which connects the main town on the Isle of Bute Rothesay with Wemyss Bay on the mainland.

The hotel has been owned by the same family in the last 20 years and was run for several hours in the evening during summer months as a destination ethnic restaurant with two letting rooms. There are unlimited possibilities to use the full capacities of the restaurant/function room and expand the business further as a yachting destination, holiday let etc. Cafes and pubs of Port Bannatyne, which have lovely and vibrant atmosphere, are popular with islanders and opening hours can be extended throughout winter months.

ISLE OF BUTE

Isle of Bute is the most accessible and possibly the most attractive Victorian seaside resort. It has some examples of astounding Victorian architecture. Most of the properties are stone villas purposely built as holiday homes for merchants of Glasgow.

Recently, the Isle of Bute has received multimillion funding towards the regeneration. The Victorian centre in the major town, Rothesay, is currently being refurbished. The Pavilion, the Art Deco building and venue for cultural events will be completely refurbished by 2021. Historic Victorian Wemyss Bay railway station and the gateway to the Isle of Bute was refurbished in 2015. Improvements were made to Wemyss Bay harbour.

The village of Port Bannatyne is situated 2 miles north from Rothesay along the south shore of Kames Bay. The village consists of stone buildings situated along the promenade. The promenade extends from Port Bannatyne to the end of Kames Bay in one direction and from Port Bannatyne to Rothesay and beyond (for about 10 miles) in the opposite direction.

In addition to the 105 berth Marina there is 13 hole Golf course and Medieval western and eastern Kames Castles on the shores of Kames Bay.

Port Bannatyne has a Primary school and there is a secondary school, Rothesay Academy, on the island.

Isle of Bute is ideal for cycling, walking, fishing. The island's main attraction Mount Stuart House is an imposing stately home set within extensive grounds.



Ground Floor

Restaurant room one with sea view, 30 covers. The room has a bar and open fire-place. Beer cellar is situated behind the bar.

Restaurant room two (family room) with sea view, 16 covers.

Separate ladies' and gents' toilets.

Disabled toilet with baby-changing facilities.

Professionally equipped kitchen with innovative ventilation system.

Separate entrance from the side street to:

Twin en-suite room with shower.

Double en-suite room with shower.





First Floor

Panoramic function room up to 55 covers ,13 m long with a bar and the view of Kames Bay and highland mountains.

Separate ladies' and gents' toilets.

Small kitchen.

Storage room.

Potential letting flat: Room one (4.3m x 3.7m) with bay window, room two (3.0m x 3.7m), room three (2.8m x3.5m), WC, three piece bathroom.





Owners accommodation

Ground floor. Open-plan sitting room/small kitchen, three piece tiled bathroom

First Floor. Open-plan room, potentially two bedrooms, WC.



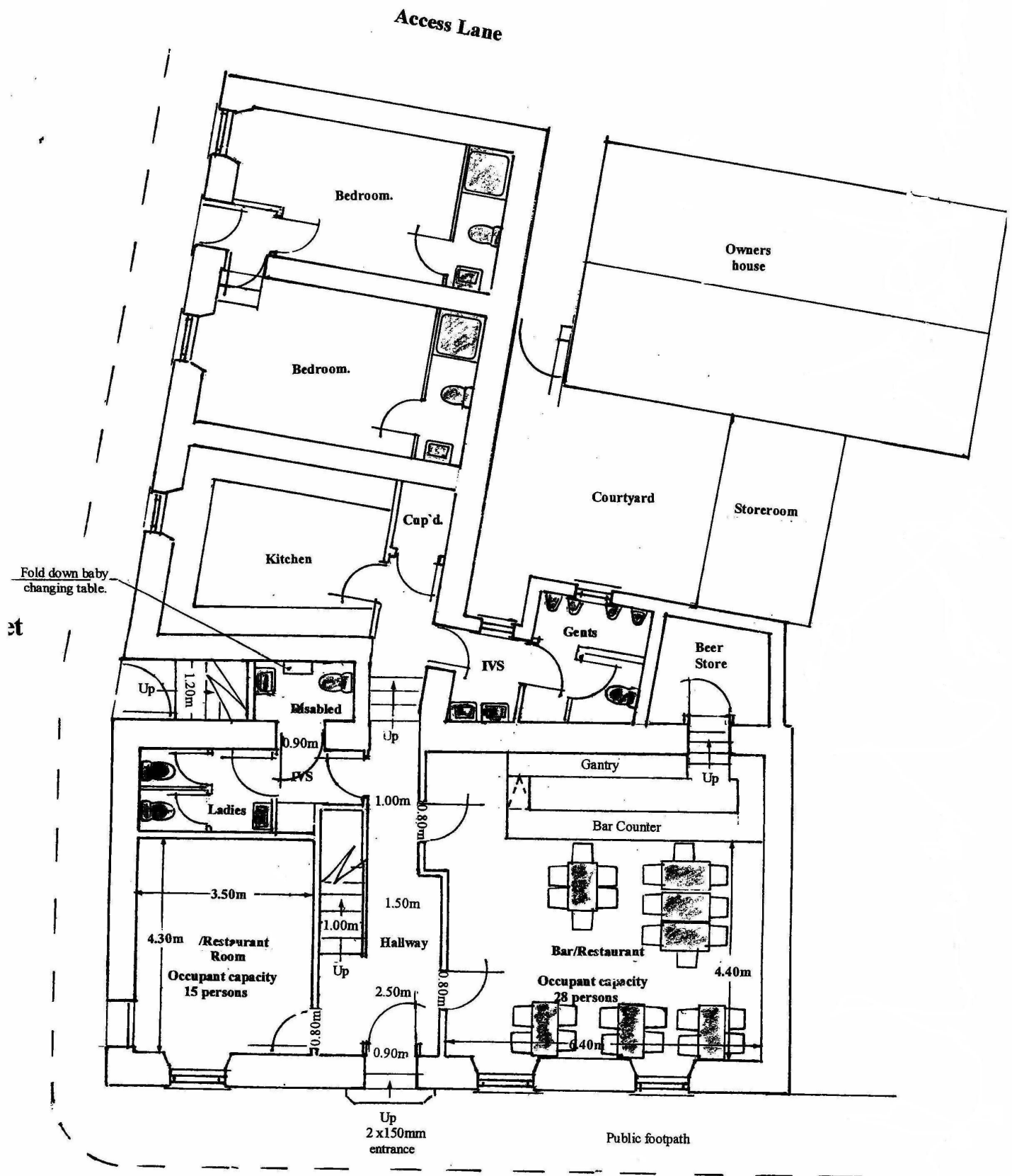
Outside

Patio in front of owners' accommodation,

Covered and paved conservatory-style internal yard, bike/tool shed .

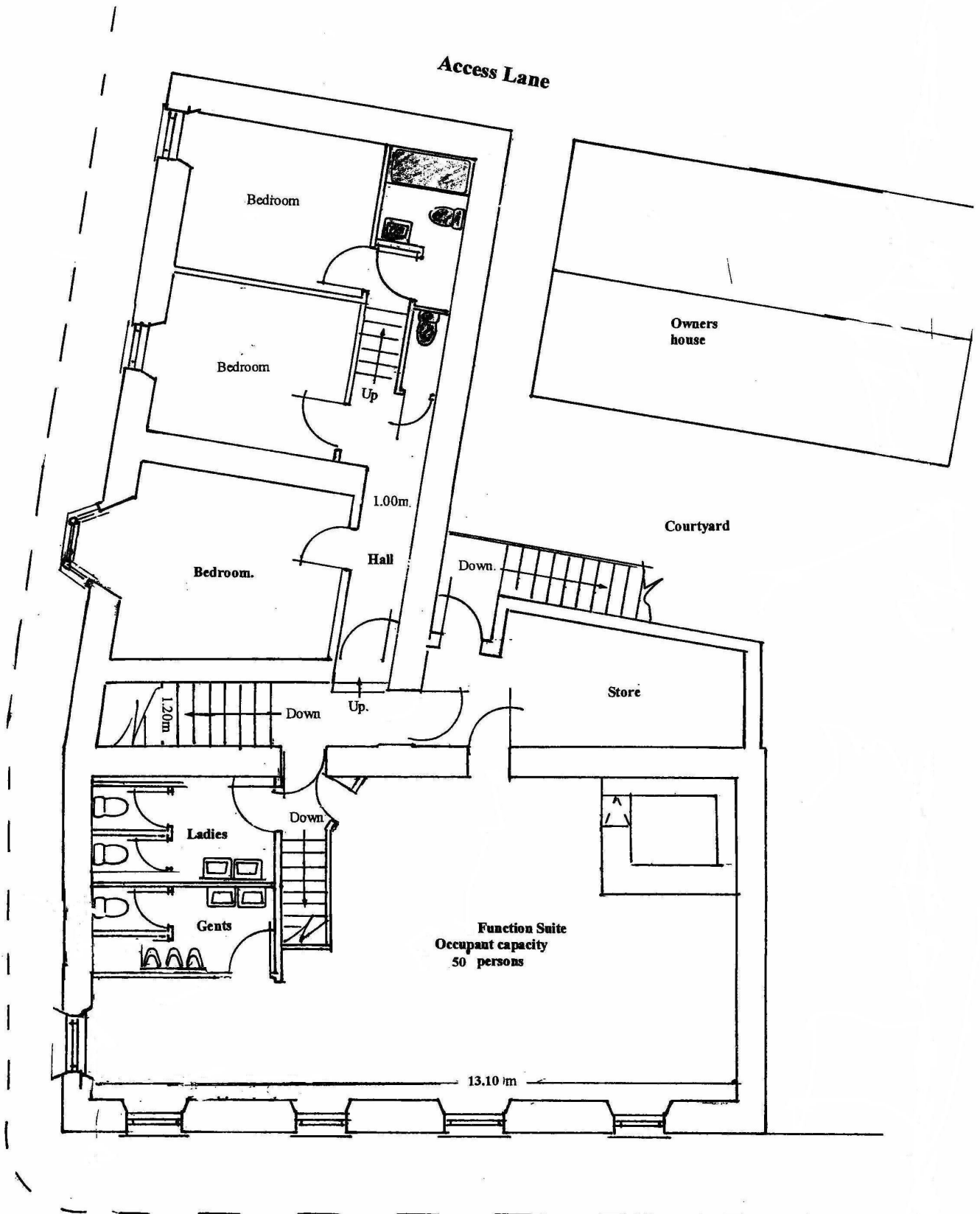






Ground Floor

Floor Plan for Guidance Only- Not to Scale



First Floor

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