



Cannon House Hotel, 5 Battery Place, Rothesay, Isle of Bute, PA20 9DP

OFFERS OVER - £400,000

A stunning Georgian townhouse hotel with Premises Liquor Licence prominently situated on the seafront, minutes from the ferry terminal, promenade, harbour and shops. Spectacular sea views over Rothesay Bay. Well appointed and stylishly presented, busy hotel offering a high standard of accommodation in comfortably elegant surroundings. 9 ensuite letting bedrooms. Spacious dining room, comfortably catering for 30. Currently offering bed and breakfast with the potential to offer lunches and dinners for guests. The hotel has the distinct advantage of having a separate owners' accommodation on the lower floor. The business is being offered furnished and equipped to commence business immediately.

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

EPC: G (Hotel) & D (owners' accommodation) - Council Tax Band: A (owners accommodation)

Lower Floor

Room 1 - 3.95m x 4.06m

Window to front with sea view, curtains, pendant light, laminate flooring, smoke alarm.

Room 2 - 3.95m x 4.06m

Window to front with sea view, curtains, pendant light, laminate flooring, smoke alarm.

Bathroom - 1.98m x 2.20m

Wet wall panelling on walls and ceiling, spot lights, vanity unit comprising sink with mixer tap and WC, towel radiator, bath with mixer shower above and glass door, mirror, vinyl flooring.

Ground Floor

Vestibule - 2.04m x 2.16m

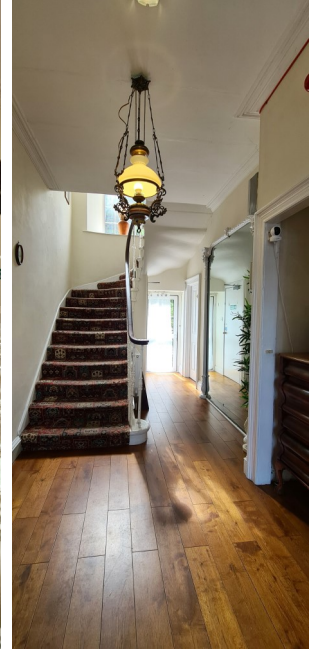
Large bright vestibule with great sea views, pendant light, vinyl flooring.

Dining Room - 4.60m x 6.07m & Bar Area - 4.28m x 2.36m

Large dining room with sea view, plain cornice, two ceiling lights, smoke alarm.

Kitchen - 6.05m x 3.43m

Stainless steel catering kitchen with back door, smoke alarm. Utility room with door to garden to rear of kitchen - 2.11m x 3.42m



Room 3 - 3.76m @W x 4.12

Window to front with sea view, curtains, plain cornice, pendant light, carpet

En-suite - 2.07m x 1.56m

Wet wall panelling on walls and ceiling, spot lights, Shower cubicle with mira shower, WC, sink and pedestal with mixer tap, towel radiator, extractor fan, shelf, vinyl flooring.

**Room 4 - 4.00m @W x 3.51m**

Window to rear with garden view, curtains, plain cornice, pendant light, carpet.

En-suite - 1.52m x 2.13m

Wet wall panelling on walls and ceiling, spot lights, bath with mira shower over, WC, sink and pedestal with mixer tap, towel radiator, extractor fan, shelf, vinyl flooring.

**First Floor****Room 5 - 3.08m @W x 3.62m @W**

Window to rear with garden view, curtains, smoke alarm, pendant light, carpet. Cupboard - 0.75m x 1.05m

En-suite - 2.07m x 1.56m

Flush ceiling light, Shower cubicle with mira shower, WC, sink and pedestal with mixer tap, towel radiator, extractor fan, shelf, vinyl flooring.



Room 6 - 4.09m @W x 4.28m @W

Window to front with sea view, curtains, plain cornice, pendant light, smoke alarm, carpet.

En-suite - 2.21m x1.31m

Wet wall panelling on walls and ceiling, spot lights, Shower cubicle with mixer shower, WC, sink and pedestal with mixer tap, towel radiator, extractor fan, shelf, vinyl flooring.

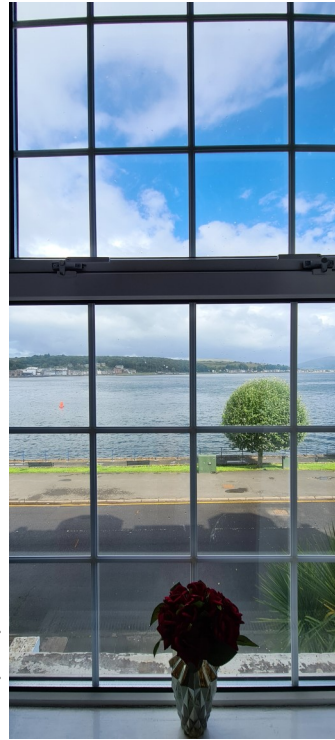


Room 7 - 5.56m x 4.58m

Large family room with window to front with sea view, curtains, plain cornice, smoke alarm, pendant light, carpet.

En-suite - 3.25m x 2.31m @W

Window to rear, pendant light, corner bath with shower above, shower curtain, WC, sink and pedestal with pillar taps, towel radiator, extractor fan, vinyl flooring.



Second floor

Room 8 - 3.80m@W x 8.20m @W

Large suite, window to front and rear with both sea and garden views, curtains, plain cornice, pendant light, smoke alarm, carpet

En-suite - 1.77m x 2.33m

Flush ceiling light, bath with mira shower above, WC, wall hung sink with pillar taps, towel radiator, extractor fan, shelf, vinyl flooring.

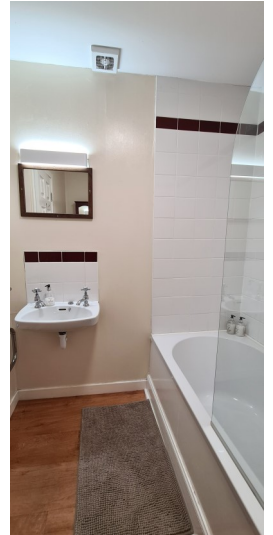


Room 9 - 3.62m x 4.41m @W

Window to front with sea views, curtains, plain cornice, pendant light, smoke alarm, carpet.

En-suite - 1.55m x 1.57m

Wet wall panelling on walls and ceiling, spot lights, Shower cubicle with mixer shower, WC, sink and pedestal with mixer tap, towel radiator, extractor fan, shelf, vinyl flooring.



Room 10 - 4.05m x 3.21m

Window to front with sea view, curtains, plain cornice, pendant light, carpet.

En-suite - 1.38m x 2.15m

pendant light, bath with shower above, WC, sink and pedestal with pillar taps, towel radiator, extractor fan, vinyl flooring.

Room 11 - 3.56m x 3.57m

Ensuite room with window to rear looking out to the garden, curtains, plain cornice, pendant light, carpet. Ensuite.



Further Information:-

Licence:	The business trades with a premises licence.
Fire Regulation Compliance:	The Property is regularly inspected by the Fire Department. Fire detection equipment included.
Rates:	The property may be eligible for Small Business Bonus Scheme effectively reducing rates liability to zero - more details on eligibility from Argyll & Bute Council on www.argyll-bute.gov.uk
Council Tax:	Owners' Accommodation- Band A.
Energy Performance Indicators:	Owners' Flat- D Hotel - G
Items Included:	The hotel is offered furnished and fully equipped .
Accounts:	To seriously interested parties who have viewed and noted interest, accounts may be made available.
Viewing:	By appointment only through Wm Skelton & Co, Castle Chambers, 49 High Street, Rothesay, Isle of Bute PA20 9DB. Tel: 01700 505551.



Floor Plan for Guidance Only - Not to Scale



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.