

FOR SALE

Exclusive use Guest House in a popular seaside location



Victoria House

54 Victoria Parade, Dunoon, Argyll, PA23 7HU

Offers in the region of £430,000 - Freehold

Find out more at
www.g-s.co.uk

- **Exclusive Use, 14-Bedroom Guest House in a Popular Seaside Location**
- **Superb, Prominent Position with Picturesque Views**
- **Fantastic, Extensive Outdoor Amenities**
- **Attractive 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. There is also an large owner's flat, one-bedroom with kitchen and living room, which could be used for further self-catering accommodation as it has its own private access. There is also additional 3 letting rooms which are currently not in use. There is the former bar which is currently unused. Located to the rear is the former dining room, access to the kitchen can easily be reinstated. The vendors have previously used this room as a bunk house. There is also additional space adjoining to the premises, this was previously refurbished into a café, it is now the vendor's workshop. However, there is further trading potential here by reinstating the café and opening up for passers by, subject to planning.

The availability of Victoria House presents a superb opportunity for a buyer to acquire a fantastic, classic property suitable for a variety of business uses. A new owner has the potential to further develop the business through multiple avenues by capitalising on the unused letting rooms and workshop area. There is of course the potential to transform the property back into a hotel by reinstating the bar area and rearranging the entertainment space into a lounge area.

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 café or office

Letting Bedrooms

14 Letting Bedrooms to sleep 22; 8 x double, 3 x twin

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

3 letting rooms currently not 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 has now traded for a full year under the new exclusive use operation and accounts for the year ended 31st March 2024 show a turnover above £100,000 (net). The business trades year round and consistently welcomes repeat custom.

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.

RATEABLE VALUE / COUNCIL TAX

Victoria House - Rateable Value £7,100 (1st April 2023).

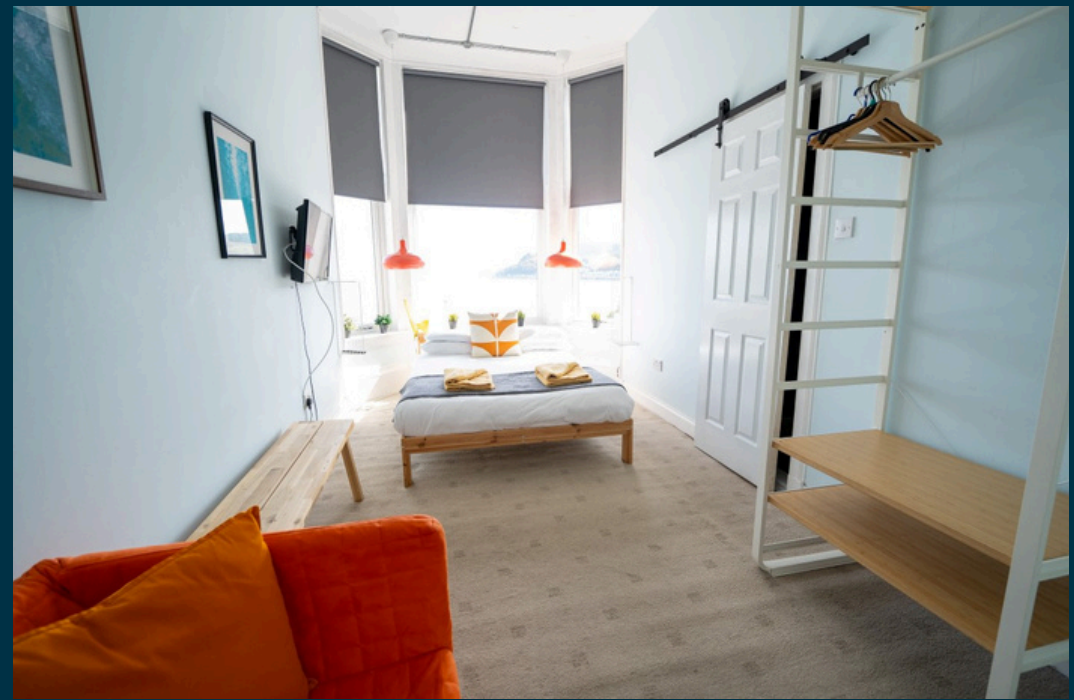
TENURE

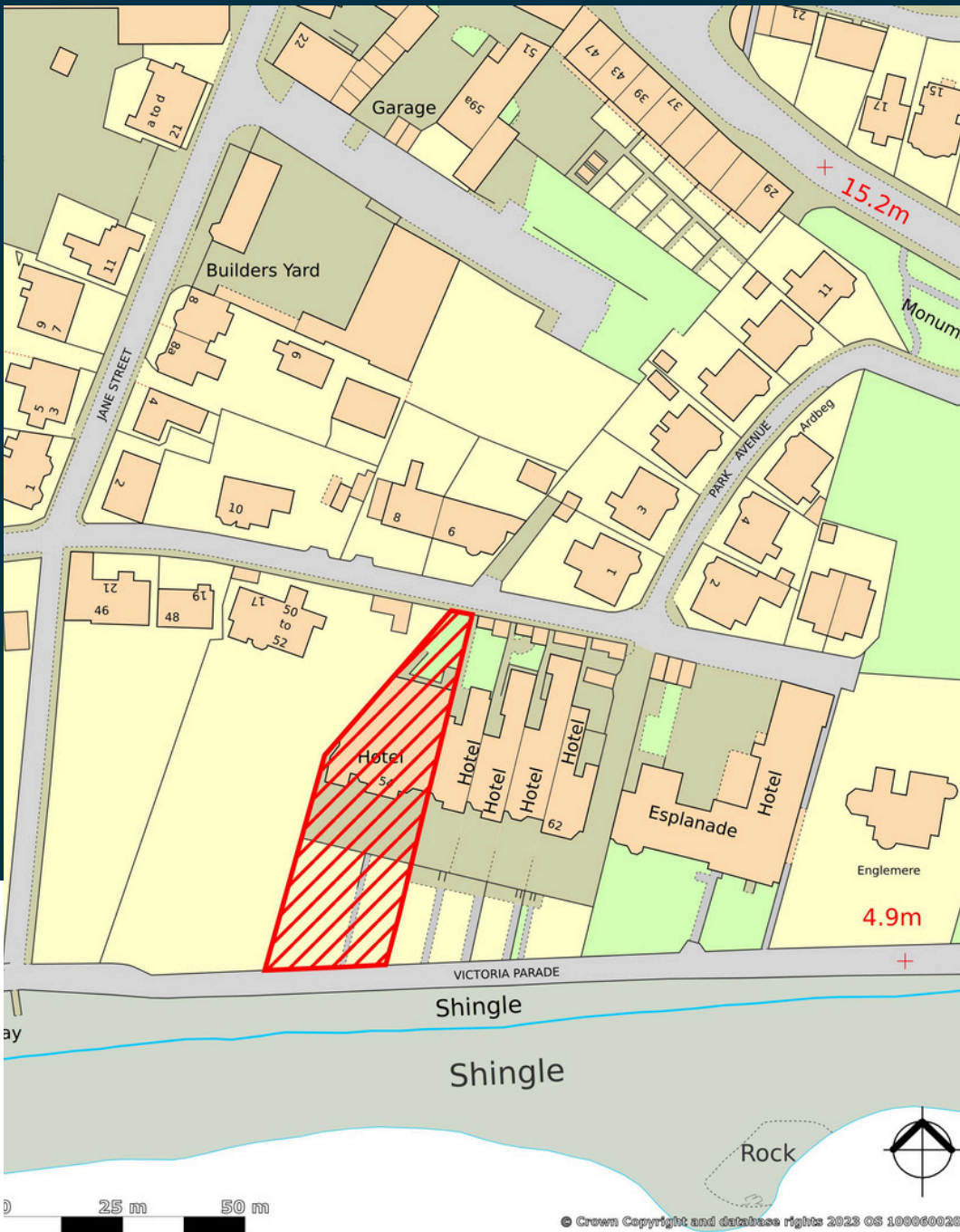
Heritable (Freehold) / Outright Ownership.

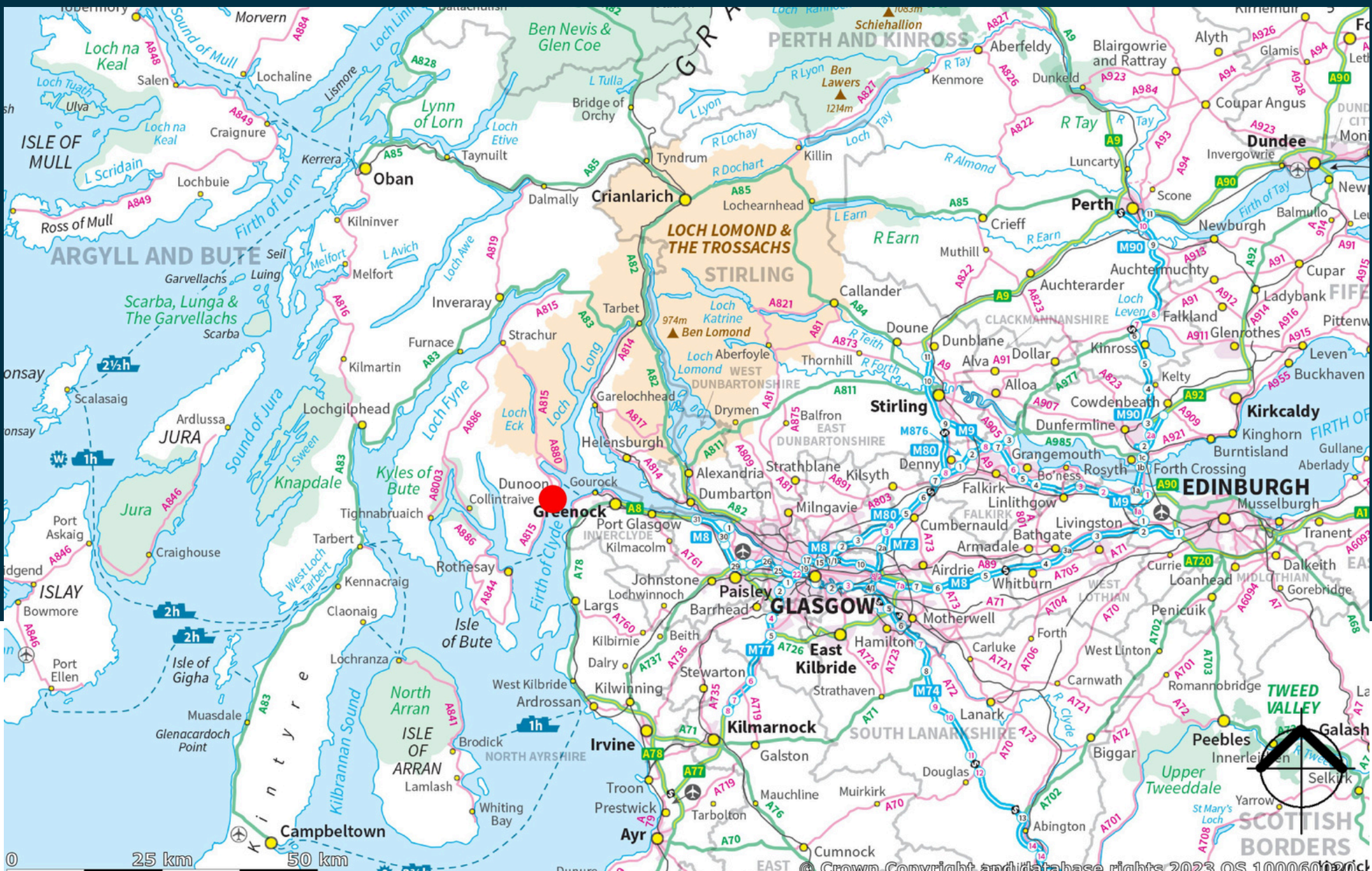
FINANCE / BUSINESS MORTGAGES

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.









PRICE

Offers in the region of £430,000 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.

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 and 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



Katie Tait
Agent - Hotel + Leisure
Katie.Tait@g-s.co.uk
07500 423 941



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: **December 2024**

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.