



**ARGYLL ARMS HOTEL**  
**SOUTHEND, PA28 6RP**

**OFFERS OVER £425,000**

The introduction of the Argyll Arms Hotel to the market offers an exciting opportunity to run an established hotel in a very scenic coastal location.

**Stewart Balfour & Sutherland**  
SBS Cameron Macaulay  
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# HOTEL ARGYLL ARMS HOTEL

• Situated within the picturesque village of Southend, a popular holiday destination. Instantly recognisable being one of the first buildings as you enter the village of Southend on the B842. • Easily accessible car park, large enclosed beer garden. • Private yard with static caravan and parking for several vehicles. • Hotel accommodation comprising, foyer, public lounge with bar area, restaurant, conservatory, well equipped kitchen, office, 3 separate public toilets and 3 spacious bedrooms (all en-suite). • Owner's accommodation comprising two en-suite bedrooms, lounge, kitchen/laundry area, office and store room. • The owners also have a private garden which has a range of useful outbuildings. • Commercial EPC Ref: 9182-3336-1513-0000-

3495



Situated within the heart of this picturesque village, the Argyll Arms Hotel is a vital part of village life welcoming not only the local villagers but also the many visitors who return to the area year after year.

Southend is a popular holiday destination in the summer months due to the mild climate, beautiful flora and fauna, coastal scenery and safe sandy beaches. For the golfing enthusiast Dunaverty Golf course proves a challenging course as does Machrihanish Golf course and Machrihanish Dunes Golf Course both of which are only a 15 minute drive away from the village as is Campbeltown, which has a good range of shopping facilities, 2 supermarkets, hospital, cinema as well as a large health & fitness centre including a swimming pool. Campbeltown Airport has twice daily flights to and from Glasgow with an inflight time of less than 30 min.

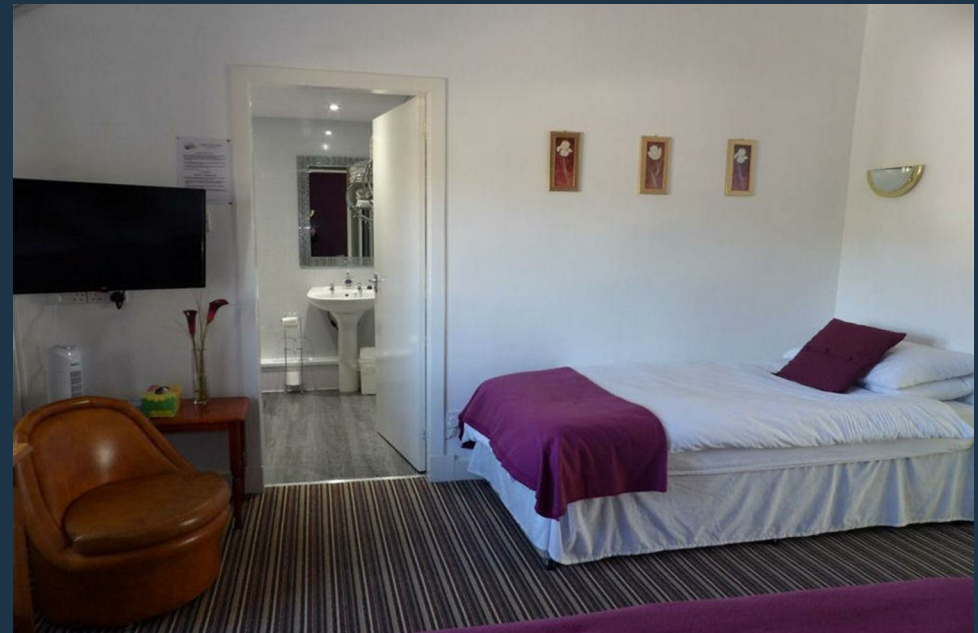
Presently the hotel can offer bed and breakfast, lunch and evening meals with the restaurant providing 30 covers and the conservatory providing a further 20 covers. There are three well appointed en-suite letting rooms and owners accommodation comprising two en-suite bedrooms, spacious bright lounge, kitchen/laundry area, office and store room.

The hotel comprises entrance vestibule, foyer, public lounge with bar area, restaurant with adjoining conservatory, well equipped kitchen, office and three separate public toilets all of which is in good decorative order. The staircase leads to a large landing and three attractive, spacious en-suite bedrooms all having superb rural views across the surrounding countryside as has the owners private accommodation.

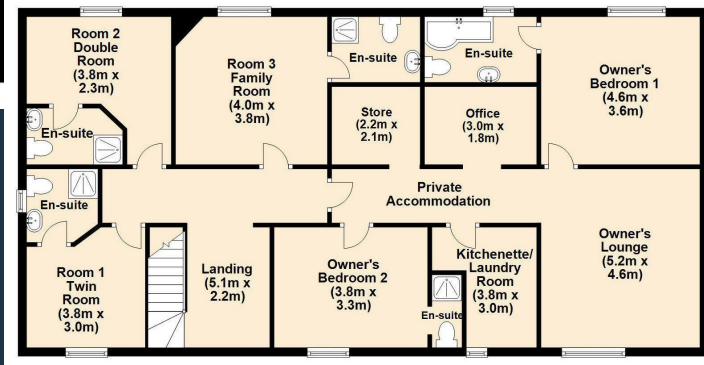
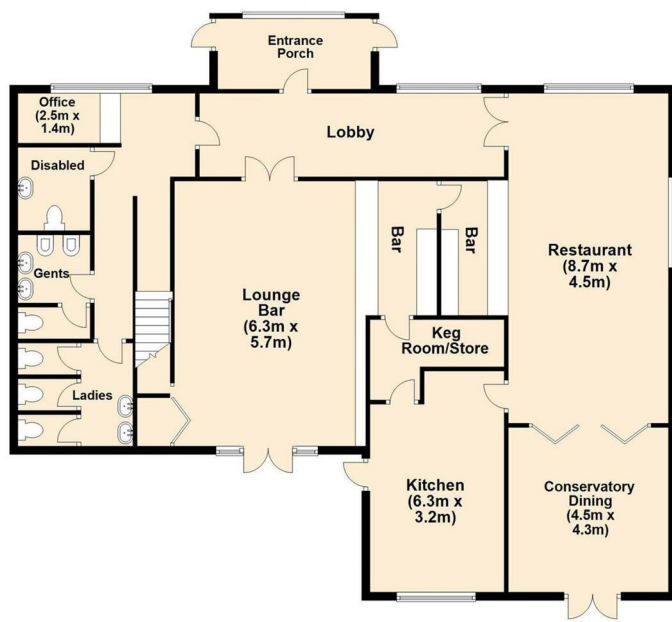
The Argyll Arms Hotel is situated on the B842 and is instantly recognisable being one of the first buildings as you enter the village of Southend. Easily accessible car park, large enclosed beer garden. Private yard with static caravan and parking for several vehicles. The owners also have an area of private garden which has an excellent range of useful outbuildings.

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Excellent dining space and very comfortable bedrooms



NOTE: Offers should be submitted in formal legal terms with the selling agents at their Property Shop. A closing date for offers may be set and accordingly interested parties who wish to proceed further should register their interest with the selling agents. The sellers will not be obliged to proceed to a closing date and reserve the option to sell the property to any party or to withdraw same from the market at any time. These particulars have been carefully prepared after due enquiry, are provided as a guide only, but do not form part of any contract. Measurements have been taken by a sonic tape machine. While the agents consider that information and opinions expressed are fair and accurate, interested parties must not rely upon any statement, whether oral or written, made by the agents.

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