ST IVES BOUTIQUE HOTEL

58 Victoria Parade, Dunoon, PA23 7HU

FREEHOLD: £600,000 | REF: 6846696

CHRISTIE & CO

Regulated by RICS

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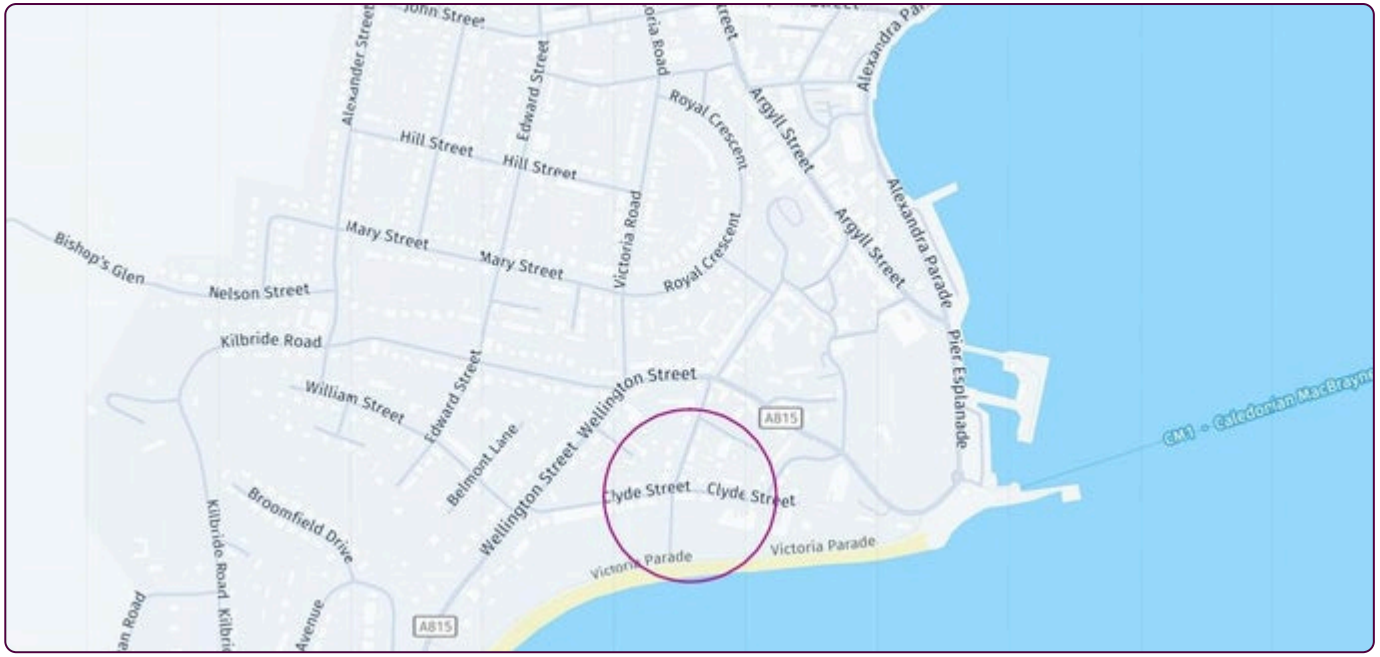
KEY HIGHLIGHTS

- 7 En Suite Letting Rooms
- Owner's Accommodation - 3 Bed
- Modern Bar Area
- Car Park & Beer Garden
- Spectacular Views over the Firth of Clyde
- Energy Rating D



LOCATION

Situated in Dunoon, a popular tourist town on the Cowal peninsula of Argyll and Bute, Scotland, it sits on the Firth of Clyde to the south of Holy Loch and to the west of Gourock.

Dunoon is accessible by both ferry and car via the A83 providing a picturesque commute from the east via Loch Lomond / Glasgow, from the north via Inverary / Oban and from the west Campbeltown.

The hotel is located on Victoria Parade.

THE OPPORTUNITY

An excellent opportunity to acquire a profitable lifestyle business located in Dunoon. Our clients have owned the business for three years and are now selling due to relocating.

The hotel was crowned 'Best Family Owned Hotel' in 2023 and this is no doubt down to their loyal customer base and expectational reviews across most platforms including Google and TripAdvisor.

Accommodation can be booked via their website **Stives Hotel** or alternatively across other online booking platforms such as Booking.com, Trivago and Hotels.com. Most stays are booked on a B&B basis however, a new owner may look to grow turnover by offering a lunch and dinner option for guests and non guests.

The Dunoon project which is forecasted to complete by 2030 will attract adrenalin seeking outdoor enthusiast's by offering new cycling routes. The track will extend from a proposed base station location south of Dunoon town centre to Kilbride Hill which overlooks the town. The multi-million-pound development will also include a state of the art mountain gondola. This will no doubt increase the existing level of footfall and bring new visitors to the town.

The hotel only trades nine months of the year so a new purchaser has the benefit to extend the operating months which in turn will result in an increase in revenue.

DESCRIPTION

A great opportunity to acquire a seven bed boutique hotel situated in Dunoon, overlooking the Firth of Clyde.

The hotel has recently been refurbished and mainly operates on a B&B basis.

Our clients have owned the property since 2022 and are now selling due to relocating.

INTERNAL DETAILS

Ground Floor

Inviting hallway which leads to a bar/dining area, letting bedroom, kitchen and owner's accommodation which has three spacious bedrooms.

The hotel has been refurbished to a high standard and requires no immediate capex.

First Floor

The landing leads to a small bathroom, store room and guest bedroom. There is a further two guest bedrooms on this floor with a large lounge offering a fantastic sea view via the large bay windows.

Second Floor

There are three en suite letting rooms which are a mixture of double, twin and family, with one being single.

OWNER'S ACCOMMODATION

The owner's accommodation is located to the rear which is accessed via the kitchen. Included is a living area, bathroom and three spacious bedrooms.

A door leads to a private garden area with ample storage and bike sheds.

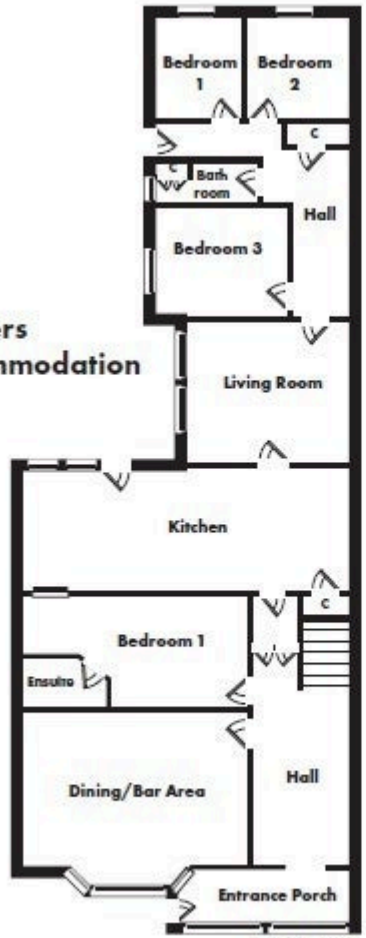
FIXTURES & FITTINGS

All fixtures and fittings are included within the sale (excluding any personal items).

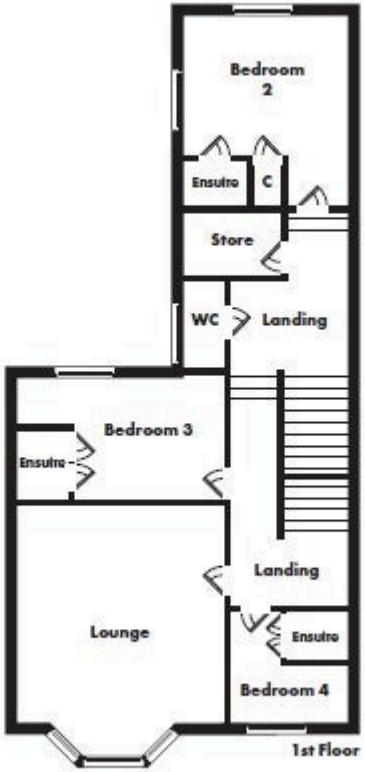
REGULATORY

Premises License

Owners Accommodation

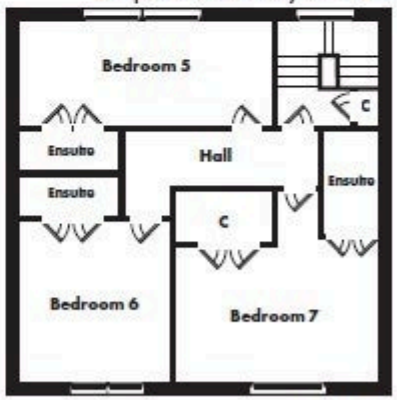


Ground Floor



1st Floor

Floor plans are indicative only - not to scale.



2nd Floor

EXTERNAL DETAILS

An exceptional seafront mid-terraced townhouse with fantastic sea views. The roof is pitched and slated. Our clients installed solar panels in 2024 to improve their sustainability footprint and energy efficiency.

There is a car park to the front which can fit around six cars.

The licensed beer garden can comfortably accommodate around 20 and leads to the promenade. Going forward, this area could be better utilised serving both guests and non guests. It would also be perfect to host small functions, especially in the summer months.

TRADING INFORMATION

Full Trading Profit & Loss Accounts can be provided to interested parties after a formal viewing.

BUSINESS RATES

The Rateable Value as of 1 April 2023 is £4,300. Confirmation of actual rates payable can be obtained from the local Authority.

According to the Scottish Assessors, the business benefits from 100% rates relief.

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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CONDITIONS OF SALE

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