

FOR SALE

Exceptional Lifestyle Business Opportunity Near Glasgow



Glamping Pods

Glamping Pod Site 30km South of Glasgow

Offers Over £650,000

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

- **Exceptional Lifestyle Business Opportunity Near Glasgow**
- **5 well-presented Glamping Pods each with their own hot tubs**
- **Extensively refurbished offering exceptional accommodation in turnkey condition.**
- **Outstanding Site with great views across the Ayrshire Countryside**
- **Room to grow the business and expand**



INTRODUCTION

The property presents an outstanding opportunity to acquire a thriving lifestyle business within easy reach of Glasgow. Set in the heart of Ayrshire, this unique glamping retreat comprises five beautifully appointed pods, each complete with a private terrace and hot tub, offering guests a luxurious and memorable stay.

The glamping pods have been thoughtfully designed and constructed from premium Scandinavian timber. Finished to a high standard, each unit benefits from underfloor heating, mood lighting, and a stylish yet rustic interior.

Sleeping up to four guests, each pod includes:

- A double bed and sofa bed
- Dining area and kitchenette
- En-suite shower room

One larger family pod also features a cleverly designed bunk bed above the double bed, comfortably accommodating up to five guests.

The interiors blend natural charm with modern design, creating a relaxed yet sophisticated atmosphere. The current owners have enhanced each pod with tasteful décor and attention to detail, ensuring an inviting and unforgettable guest experience.

Set amidst the stunning Ayrshire countryside, the glamping pods provides an ideal base for exploring Scotland's most celebrated attractions. Guests can enjoy; World-class golf courses; Glasgow's vibrant city centre (just 30km away with a direct train connection nearby); Stewarton's range of eateries, many offering delivery direct to the site and Ayrshire's spectacular coastline and beaches.

The site itself is beautifully landscaped and includes a large communal area with a fire pit and a covered entertainment space with TV and games area. These additional features enhance the sense of community and relaxation, appealing to groups, families, and couples alike.

From a commercial perspective, the glamping pods offers an exceptional chance to take over a successful lifestyle business. With an established reputation, strong repeat clientele, and year-round bookings, the property is well positioned for continued growth. The tasteful design and quality finish ensure its enduring appeal to a wide customer base.

This sale arises as the current owners move into retirement, creating a rare opportunity for new custodians to step into a flourishing business with minimal effort required.



ACCOMMODATION SUMMARY

5 x Glamping Pods each with their own terrace and Hot tub

4 Glamping Pods (Sleep 4) :

- Double bed
- Sofa bed
- Kitchenette
- Dining area
- En-suite shower room

1 Family Pod (Sleeps 5):

- Double bed
- Sofa bed
- Bunk bed
- Kitchenette
- Dining area
- En-suite shower room

Public Accommodation:

- Reception cabin
- TV Space and games area
- Outside terrace and fire pit
- Customers car park

Service areas:

- Portacabin with storage area, W.C and Kitchenette

TRADE

Further information for the business will be shown to seriously interested parties following a formal viewing.

STAFF

TUPE Regulations will apply.



SERVICES

Mains electricity is connected to the property. Water is supplied from the mains. The properties are heated by underfloor heating.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The properties do not require an EPC.

RATEABLE VALUE

Rateable Value is as follows;

£8,200 (effective date 01/04/2026) Would qualify for small business rates exemption.

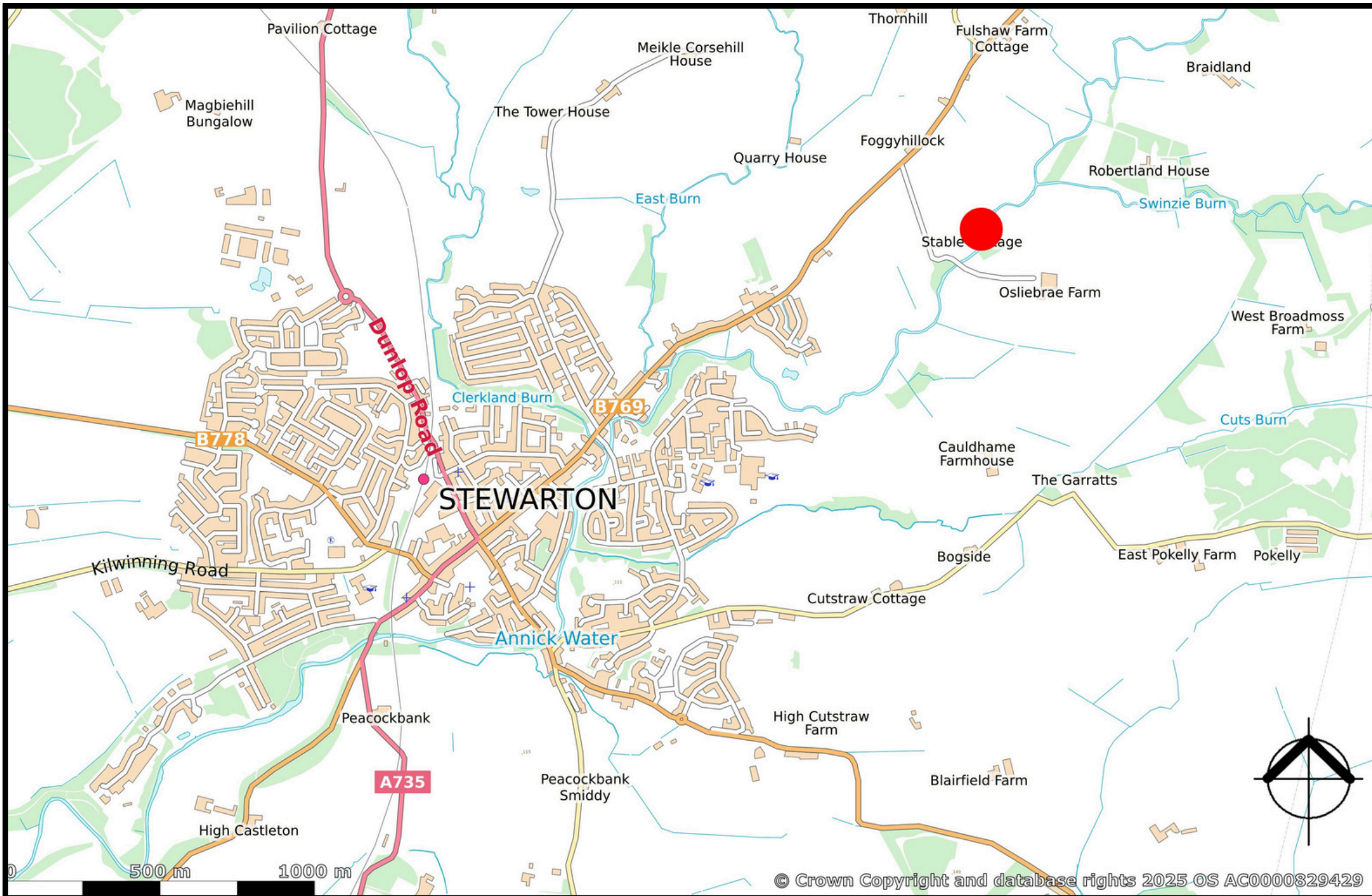
TENURE

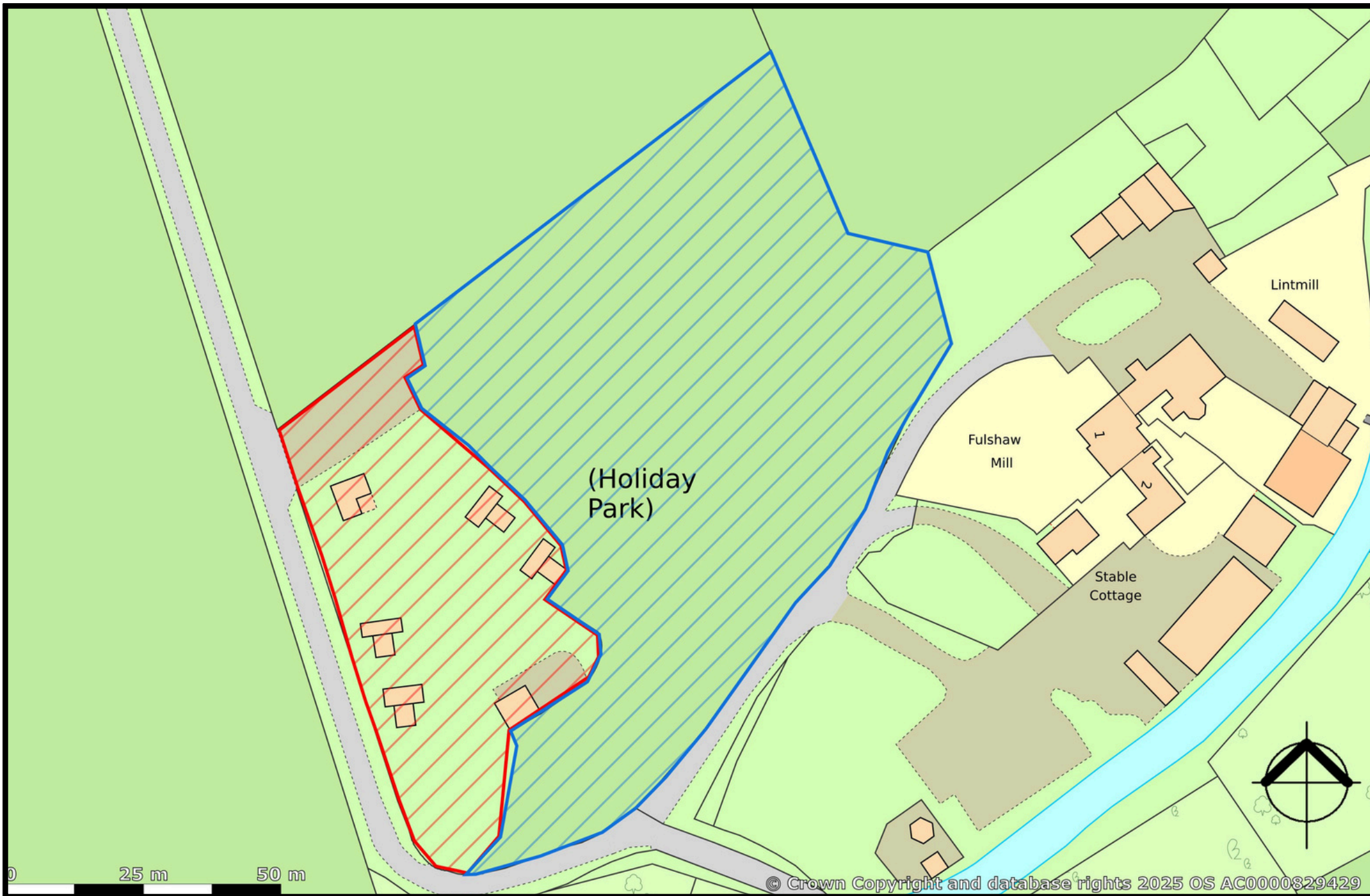
Heritable (Freehold Equivalent) Interest of the property and business.











ASKING PRICE

Offers over £650,000 are invited for the heritable (freehold interest) interest in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, which is being sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry.

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.

ANTI-MONEY LAUNDERING (AML)

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.

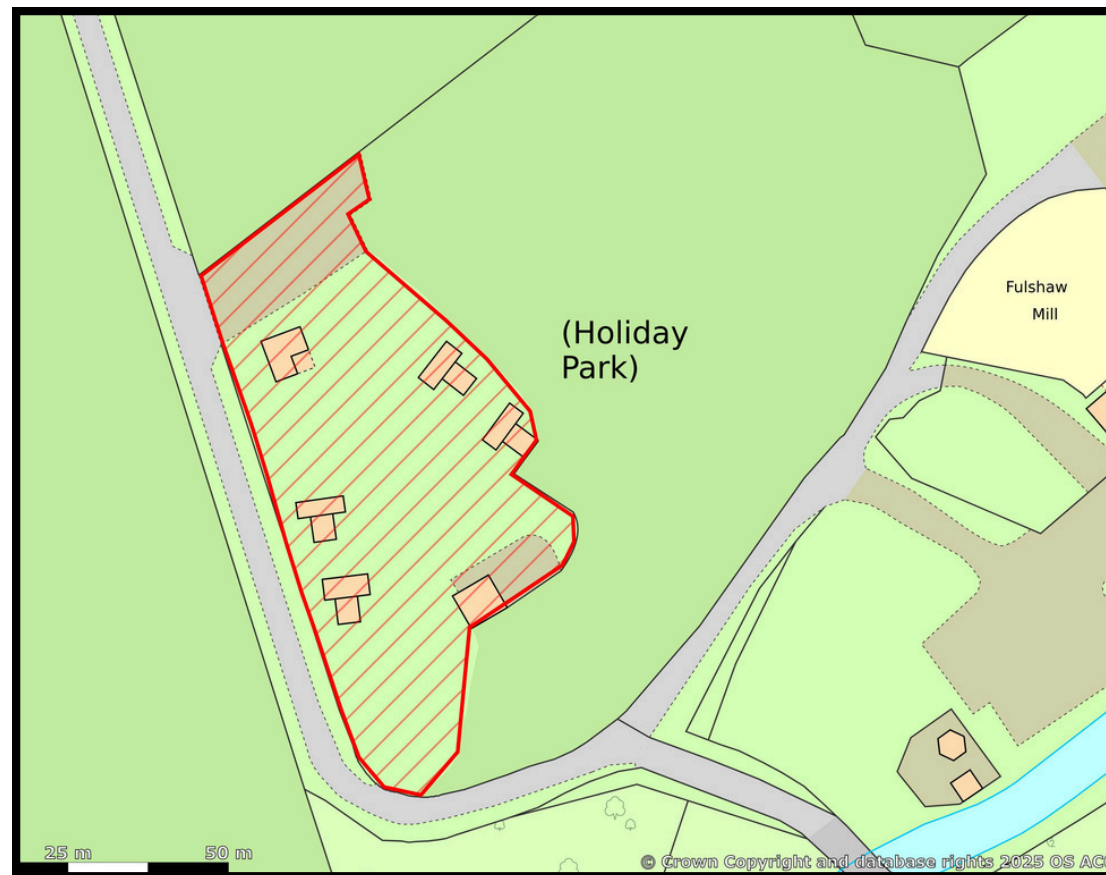
VIEWING ARRANGEMENTS

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 + Sibbald,
233 St Vincent Street, Glasgow, G2 5QY



To arrange a viewing please contact:



Katie Tait

Associate - 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.

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