

# FOR SALE

FANTASTIC OPPORTUNITY TO ACQUIRE A  
WELL LOCATED ISLAND HOTEL 20 BED HOTEL

On the instructions of  
Mr Stuart Robb, Liquidator of Skyforth Limited



VICTORIA  
HOTEL  
LOUNGE BAR  
AND  
UPSTAIRS  
RESTAURANT

Bute Factors Ltd  
PROPERTY FACTORS

GHILLIE'S

## THE VICTORIA HOTEL

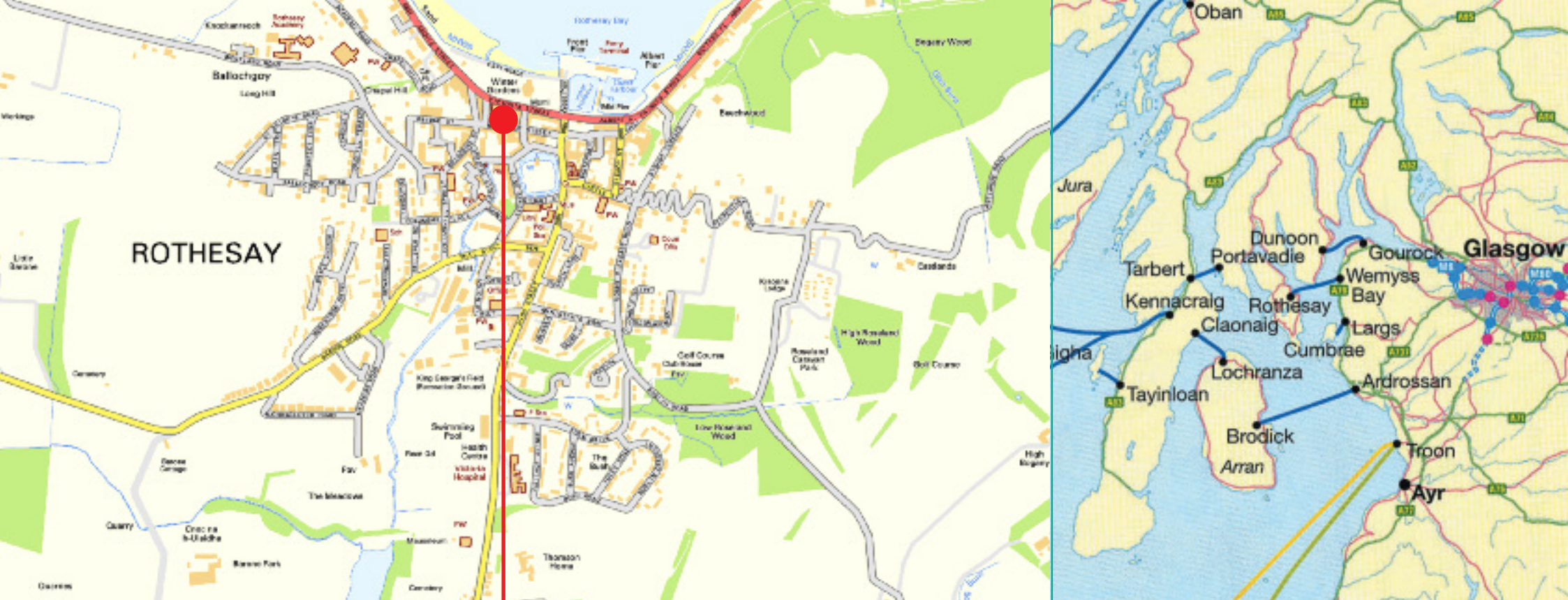
55 VICTORIA STREET, ROTHESAY,  
ISLE OF BUTE, PA20 0AP

OFFERS OVER £175,000.





- Benefiting from a superb trading location within the centre of Rothesay, seconds walk from the main ferry terminal.
- Separate self-contained bar/restaurant arranged over the ground floor.
- Function room, reception, lounge, bar and 20 en-suite letting bedrooms arranged over the upper floors.
- Requires repair/refurbishment works but superb opportunity to develop a quality accommodation led business.



## LOCATION

The attractive Isle of Bute is situated off the highly scenic west coast of Scotland. The island is easily reachable by ferry, the main crossing being from Wemyss Bay on the mainland to Rothesay. Wemyss Bay is accessible from Glasgow city centre with regular rail and bus services, together with excellent road communications.

Rothesay is the principal town on the Isle of Bute. At the centre of the town is Rothesay Castle, a ruin which dates back to the 13th century. The town is regarded as a highly popular tourist destination, particularly from residents of the west coast of Scotland. In addition, due to the location of the island, off the west coast of Scotland, the town is highly popular with sailors benefiting from the attractive sailing routes along the Western Kyles.

Specifically, the Victoria Hotel is situated within an enviable trading location in the centre of the town on Victoria Street. The hotel lies seconds walk from the main commercial retailing centre and the main ferry terminal.

There is no doubt that the subjects benefit from a first class trading location, able to draw on many income drivers.

## DESCRIPTION

The premises are arranged over part ground and upper floors of a traditional three storey and attic stone building under a part mansard/part pitched roof clad in slate. In addition, the premises benefit from various extensions to the rear. There is a dedicated self-contained bar/restaurant arranged over the ground floor (Ghillie's Bistro). The hotel reception, function suite, lounge, bar and 20 good sized en-suite letting bedrooms are arranged over the upper floors. The premises also benefit from a right of access/use over the rear grounds onto Montague Street.

This is a first class traditional Victorian building benefiting from many original architectural features including an attractive roof configuration with steeples, large bay window features and original window designs.

## ACCOMMODATION

### GROUND FLOOR

#### Ghillie's Bistro

Contemporary self-contained bar/restaurant. There is seating for approximately 30 persons and a semi-circular bar servery. Service areas to the rear of Ghillie's Bistro include stores and ladies, gents and accessible toilets.

#### Hotel Access

There is a separate access to the hotel, adjacent to Ghillie's. This leads to a staircase and, thereafter, the main hotel accommodation over the upper floors.

### FIRST FLOOR

#### Hotel Reception

With service desk and partitioned office to the rear.

#### Function Suite

Attractive function suite with full height bay window to the front. There is a main seating area with a separate bar which can be interconnected for larger functions. The bar has a fitted bar servery. There is a capacity for approximately 200 persons.

#### Bar

The bar is partly open to the reception and lounge/restaurant. There is seating for approximately 20 persons and a fitted bar servery.

#### Restaurant/Lounge

Attractive restaurant/lounge arranged over split levels, benefiting from a full height bay window with attractive views over the Clyde estuary. Seating is provided for approximately 30 persons.

#### Hotel Service Areas

Ladies & gents customer toilets, ladies & gents customer toilets (serving function suite), fully fitted commercial kitchen, laundry room and various stores/offices.

#### Letting Accommodation

A total of 20 letting bedrooms are arranged over the second and third floors. There are 10 letting bedrooms front facing, with attractive views over the Clyde estuary. 10 further rooms face the rear. A breakdown of the bedroom stock is provided:

Room Style	Room No.
Single	5
Double/Twin	15
<b>TOTAL</b>	<b>20</b>



## TENURE

The property is held on heritable tenure.

## SERVICES

We understand the property is connected to mains water, electricity, gas and drainage. We understand that heating is from a gas fired central heating system.

## PREMISES LICENCE

There is a premises licence in place under the 2005 Licensing Act Scotland.

## RATES

The subjects are entered in the valuation roll as hotel with a Rateable Value of £48,250 as at 1st April 2023. The proposed draft 1st April 2026 Rateable Value is £43,250. A new occupier will have the right to appeal the rateable value.

## THE OPPORTUNITY

We have been instructed to sell the Victoria Hotel by Mr Stuart Robb, Liquidator of Skyforth Limited. As a result of the liquidation, the business closed for trade in December 2025. Historically, the business had a high level of revenues and there is clear potential to re-open and operate in a first class scenic location in the centre of Rothesay.

The trading location is superb, with scenic views over the Firth of Clyde and within the heart of Rothesay town centre. There are many income generators to the business, including tourist trade, local residents and a variety of business contracts/trade.

No accounting information is available given the circumstances of the sale but we understand that the business did achieve revenues in the region of £500,000 net of VAT historically. Although some repair/refurbishment works are required, this is a superb opportunity to re-establish a high turnover/profit business.

## PRICE

The Victoria Hotel has been placed on the market at offers over £175,000 for the benefit of the heritable interest, to include all fixtures and fittings. The price represents the current condition of the asset.

## EPC

The property has an EPC rating of G.





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## ADDITIONAL INFORMATION

### VIEWING – STRICTLY BY APPOINTMENT

For an appointment to view please contact the joint agent:

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## ANTI MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, came into force on the 26th June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence. CDLH and for the Vendors of this property, whose agents they are, give notice that (i) the particulars are set out as a general outline only for guidance of intending operators and constitute that neither the whole or part of any offer or contract; (ii) all descriptions, dimensions, or references to condition and necessary permission for use and occupation of the hotel are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise as to the correctness of each of them; (iii) no person in the employment of CDLH has the authority to give any representation or warranty whatsoever in relation to this property (iv) any trading or financial information is for indicative purposes only, prepared at the time of publication and should not be relied upon and cannot be warranted in any way.