



## Esplanade Hotel, 4 High Street, Rothesay, Isle of Bute, PA20 9AR

- Unique Hotel / Bar & Restaurant Opportunity
- Commanding Waterside Position
- Full Building
- 18 Letting Rooms
- Fully Licensed
- Sale: o/o £145,000

### 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 Esplanade Hotel is situated in a prime position within the centre of the town, directly opposite the Ferry Terminal. The premises, therefore, benefit from significant pedestrian and vehicular traffic flow. There is no doubt that the subjects benefit from a first class trading location, able to draw on many income drivers

### PROPERTY

The Esplanade Hotel is arranged over part-ground, first, second and part-attic floors of a three-storey and attic stone constructed building, under a pitched roof, clad externally in slate. In addition, there are a variety of extensions situated to the rear. There is a large lobby area arranged over the ground floor, with staircase access to the first floor. Thereafter, there is further accesses to the upper floors

The property benefits from a large entrance lobby, with open staircase leading to the first floor accommodation. The restaurant / bar provides virtually full height windows to the front, providing highly attractive views over the Firth of Clyde. Seating is provided for approximately 60 persons from a mix of loose timber tables and chairs. A bar servery is set to one side. The bar/restaurant benefits from timber floors and high plastered ceilings.



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### PROPERTY (CONT)

Fully fitted commercial kitchen situated to the rear of the bar/restaurant. A preparation area is situated to the side.

In addition, there is a fridge and freezer store with ancillary accommodation providing customer toilets, manager's office and stores.

The upper floors provide a total of 18 letting bedrooms arranged over the first and second floor. Two letting bedrooms have ensuite facilities. The remaining letting bedrooms share of total of three shower rooms and one bathroom. In addition, there is a separate WC.

**NAV/RV**  
£17,200

### SALE

Our client is inviting offers over £145,000 for their freehold interest in the subjects.

### V.A.T.

Figures quoted exclusive of V.A.T.

### LEGAL

Each party shall bear their own legal costs incurred in the transaction

### TSA Property Consultants

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### Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, as property agents we are obliged to undertake AML diligence for both parties involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.

### Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.