



Prime Waterfront Property

Restaurant, Bar & 20 Letting Rooms

Ghillie's Bistro located at ground floor

Large Function Suite / 15 Double Rooms & 5 Singles

In excess of £60,000 recently spent on the roof

Rent: £35,000pa / Price: £375,000

Location

The attractive Isle of Butte is situated off the highly scenic West Coast of Scotland. The island is easily reachable by Ferry, the main crossing being from Weymss 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 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 with in an enviable trading location in the centre of the town on Victoria Street. The hotel lies within very close proximity from the main commercial retailing centre and the main ferry terminal.

Accommodation

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 self-dedicated, self-contained bar/restaurant arranged over the ground floor (Ghillie's Bistro). The hotel reception, function suite, lounge bar and 20 good size ensuite 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 benefitting from many original architectural features including an attractive roof configuration with staples, large bay window features and original window designs.

Rent

Offers over £35,000pa exclusive are invited.

Lease

The subjects are available on a new FRI lease.

Sale Price

Offers over £375,000

Rates

Rateable Value: £43,250



EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.





Anti-Money Laundering

Anti Money Laundering and Proceeds of Crime regulations require agents acting for both parties to all transactions to undertake due diligence on both the purchaser(s) and vendor(s) / landlord(s) and tenant(s). We must identify and verify all relevant parties, who are required to disclose all relevant information prior to the conclusion of the transaction.

Viewing strictly by appointment with BRITTON PROPERTY:

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