



## The Victoria Hotel, 55 Victoria Street, Rothesay, PA20 0AP

- Prime Waterfront Property
- Restaurant, Bar & 20 Letting Rooms
- Large Function Suite
- 15 Double Rooms & 5 Singles
- Superb Opportunity
- Rent o/o £37,500p.a.
- Sale: £375,000

### 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 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.



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### DESCRIPTION (CONT)

The ground floor offers a 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.

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. At first floor, an 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.

The floor also features a bar which is partly open to the reception and lounge/restaurant. There is seating for approximately 20 persons and a fitted bar servery with an 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.

### DESCRIPTION (CONT)

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.

**NAV/RV**  
£43,250

### RENT

The property is available upon a new full repairing and insuring head lease for a negotiable term for £37,500p.a.

### SALE

Our client would dispose of their freehold interest for £375,000

### 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.