

## St. Blanes Hotel

Kilchattan Bay, Isle of Bute, PA20 9NW, Scotland.



- . Well-presented 10 bedroom hotel with additional residential development opportunity
- . Idyllic location with outstanding water front views
- . En-suite letting rooms, pleasant lounge bar & bay windowed dining room
- . Private 2 bedroom owners flat
- . Price includes two residential plots with planning consent to the rear
- . Lifestyle business with huge potential to achieve considerable return on investment

Freehold

£335,000 offers over

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Scottish Business Centre is delighted to bring to the market for sale the charming 10 bedroom St. Blane's Hotel. The hotel, which is located on the picturesque west coast island of Bute is a handsome, purpose built hotel that is peacefully positioned in large private grounds overlooking Kilchattan Bay, with unrestricted views across the water to the Isle of Cumbrae. The Isle of Bute is situated on the Firth of Clyde around 1 hour 30 from the city of Glasgow and is easily accessed by Caledonian MacBrayne ferry crossings from Wemyss Bay and Colintraive to the north of the island. Kilchattan Bay is positioned to the south of the island and is approximately 8 miles from the main town of Rothesay. The island of Bute offers a wide range of activities for the outdoor sporting enthusiast with golfing, fishing, cycling, shooting, water sports & horse riding all available in the area. Bute also boasts many local attractions such as Rothesay Castle & The Winter Gardens, a grade A listed building which houses a cinema & visitor centre. Out with the town guests can visit Mount Stuart, the breath-taking home of the Marquis of Bute, a Victorian Gothic house set in 300 acres of land, which offers tours of the gardens and the main house itself. The house has also played host to a recent high profile marriage with many A list celebrities flying in from all over the Globe. Visitors to the island are not long in understanding why Bute has been dubbed the Jewel in The Clyde. Owned and operated by our clients for 8 years, St Blanes Hotel operates year round with limited opening hours in the winter, offering a bright and airy lounge bar with seating for bar meals and a charming front facing dining room that is regularly utilised as a meeting or small conference room for local clubs and businesses. On the upper floors the hotel offers 10 pleasant en-suite bedrooms many with sea views and some boasting magnificent four poster beds. Room rates range from £22.50 to £49 B&B per person, per night. A small front facing public room is also available on the first floor of the hotel. Trade at the hotel is attracted from 3 main areas which are local trade, tourist trade and sporting trade such as golf parties, shooting groups and cyclists. The waterfront position of the hotel plus with its 6 moorings helps to attract a good number of sailing enthusiasts who will travel from areas such as Inverkip, Troon, Largs, Helensburgh and further afield. Many of the visitors represent terrific repeat business for the St Blane's Hotel who will drop in on a regular basis for lunch or dinner with drinks, and often spending a considerable amount. While our client has seen a healthy level of trading achieved over the years, we understand that with greater marketing, especially to the lucrative sporting market, a greater level of trade could be generated. Over recent years the Vendor has invested a considerable amount of time money and effort in improving the hotel and has developed many areas. Front of house such as the bright and airy front facing lounge bar as well as the charming bay windowed dining room have benefitted from refurbishment. However, it should be noted that a great deal of funds have been focussed in areas such as the wiring & oil central heating system, both of which have benefitted from upgrading. To the rear of the hotel on an elevated section of the hotel land our client has also invested in gaining detailed planning consent for the development of two detached single story residential properties. We are advised that some ground preparation, drainage and compaction work has been carried out however; services are yet to be linked to the rear plots. We also understand that each property would be expected to sell for in the region of £180,000 with a total build cost for both around £120,000 giving a potential profit of around £240,000 excluding sale costs.



The hotel is now being offered for sale due to our clients wish to retire from the trade. With the potential increase trading levels, plus with the residential development option to the rear, we believe that sale of the St Blanes Hotel represents a terrific opportunity for a couple or a family team to own and operate a fine hotel that is located in a truly idyllic location.

**The Property.** The purpose built St Blanes Hotel which dates back to 1881 consists of the following: 10 en-suite bedrooms, front facing lounge bar, front facing dining room, communal sitting room, commercial kitchen, cellar and ladies and gents W.C. Storage is available throughout the hotel. Externally the hotel offers pleasant gardens with bench seating; car parking is available to the front of the hotel. The two development plots are situated to the rear of the hotel. [Private accommodation.](#) Private accommodation. The hotel benefits from spacious private accommodation which offers a lounge, 2 double bedrooms (one with dressing room) and bathroom.

**Fixtures and Fittings.** A full inventory will be completed to detail all personal items excluded from the sale or items subject to a lease.

**Price.** Offers over £335,000 are invited for the freehold property, complete with goodwill and trade contents but excluding personal items. Stock at valuation.

**Viewing.** For reasons of confidentiality, no direct approach may be made to the business. All viewings must be arranged through Scottish Business Centre Glasgow office [0141 357 3738](tel:01413573738) [Offers](#) All offers should be submitted directly to Scottish Business Centre.



Disclaimer: Whilst Scottish Business Centre endeavours to make these particulars as accurate as possible; they do not form any part of any contract or offer nor are they guaranteed. These particulars are provided only as a general outline of the property referred to. Applicants should make their own enquires and inspection of the property to satisfy themselves as to the accuracy or otherwise of the information given. These details were believed to be correct at the time of publication but their accuracy is not guaranteed. Scottish Business Centre.