

Alba Lodge Guest House
232 Renfrew Street, Glasgow, G2 6TX, Scotland.



- . 15 bedroom guest house located in Glasgow City centre
- . Well presented & recently refurbished property
- . Excellent trading location close to wide range of local amenities
- . Turnover increasing year on year with healthy net profits
- . Rare opportunity
- . May suit investor or established operator

Freehold
Offers invited

Located in Renfrew Street just a short walk from the busy Sauchiehall Street in the cosmopolitan city of Glasgow, Alba Lodge is a popular guest house that represents a rare B&B opportunity within the city. Housed over basement, ground plus two upper levels, Alba Lodge offers 15 tidy letting room's 11 of which offer en-suite facilities. In the immediate area surrounding Alba Lodge which is situated close by Charles Rennie Mackintosh's famous Glasgow School of Art, you will find a good mix of commercial properties, office's, licensed restaurants, shopping & residential flats. The guest house also benefits from easy M8 motor access. The City of Glasgow has a population of 600,000 people and welcomes over two million tourists every year. Glasgow offers a wealth of cultural and leisure attractions and can act as the perfect base for visitors to explore the magnificent scenery which surrounds the city. The city benefits from an excellent communications network with transport links by road and rail to all major UK centres. Glasgow Airport is located 7 miles from the city.

The substantial property which was purpose built as a city hotel is owned and operated by our clients and has seen much improvement over recent years. Since taking ownership the vendors have invested heavily in the property which has seen a new roof being fitted along with new windows, heating system and upgraded plumbing. Each of the 15 letting rooms, kitchen plus breakfast room has also benefited from the upgrading works. This investment in the property has helped to increase trading levels at Alba Lodge with turnover increasing year on year plus generating a healthy net profit. The sale of Alba Lodge we feel represent a terrific opportunity for an established operator or investor to acquire a highly popular letting business that generates strong profits and is located within Scotland's largest city.

The Property.

Substantial 15 letting room guest house over basement, ground, first and second floors. The letting rooms are split into as follows: 5 single, 7 doubles and 3 large family rooms. At basement level the property offers a breakfast room plus galley style kitchen giving access to the rear garden area with storage shed. Reception and office are located on the ground floor. Permit parking is available to the front of Alba Lodge. WIFI is available throughout the property.

Letting Rooms.

Alba Lodge has 15 letting rooms (11 en- suite) which have been tastefully upgraded to a pleasant standard. All rooms are centrally heated and equipped with television and hospitality trays.

Fixtures and Fittings.

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

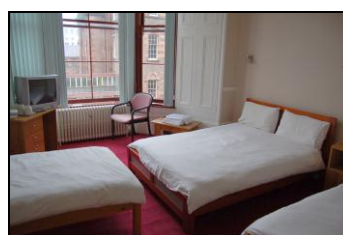
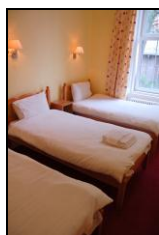
Price.

Offers 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

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.