



# GLENDARUEL HOTEL

CLACHAN OF GLENDARUEL, ARGYLL, PA22 3AA



Requires significant capital expenditure prior to opening

# Freehold Guide Price - £120,000

- Hotel opportunity in scenic Glen
- Partially fitted interior – currently wind & water tight with recently installed temporary covering
- 8 ensuite letting bedrooms (partially completed)
- Bar, reception and possible restaurant areas
- One bedrooomed detached owners accommodation in grounds (in need of re-build)
- Ideally suited for full hotel conversion or holiday apartment lets
- Grounds to rear

# Glendaruel Hotel, Clachan Of Glendaruel, Argyll, PA22 3AA

## SITUATION

Glendaruel Hotel is located in the hamlet of Clachan of Glendaruel on Cowal Way in the heart of southern Argyll. The village is situated off the A886 and the central belt of Scotland can be either accessed via a journey to the north and west via the A83 passing over the Rest And Be Thankful and heading down towards Loch Lomond or by heading south towards Dunoon and utilising the ferry services to connect to Gourock and Greenock on the Clyde coast. Other centres located close by include Tighnabruaich, Colintrive, Portavadie Marina as well as the larger town of Dunoon which is the main administrative centre for the Cowal area.

The village of Glendaruel is recessed off the A886 sitting beneath the road line in very quaint country surroundings.

## THE PROPERTY

Glendaruel Hotel is a former seventeenth century coaching inn with accommodation over ground, first floor and attic level.

The property has remained closed for several years with basic remedial works commenced by owners to upgrade the internal condition especially on the first floor. Prospective purchasers will find a hotel property which has been completely stripped back to bare. It should also be noted that prospective purchasers will require significant finance and development costs to allow the property to begin trading.

## INTERNAL DETAILS

Internal details briefly comprise:-

### Ground Floor

Entrance vestibule, reception hallway, 3 public areas (including one suitable for restaurant use), public bar with separate front entrance, 2 kitchens, and ladies, gents & disabled persons toilet facilities.

### First Floor

2 partially fitted bathrooms, and 8 potential letting bedrooms with partially fitted ensuite facilities.

### Attic Level

Utilised for storage.

## OWNERS ACCOMMODATION

Situated in the grounds at the north side of the property is a former one bedoomed detached cottage which has partially collapsed.

**This requires significant capital redevelopment.**

## EXTERNAL DETAILS

There is a small garden area to both sides and rear.

## SUMMARY

The availability of the Glendaruel Hotel represents an opportunity to acquire a partially fitted hotel property situated in one of the most scenic and attractive parts of rural Scotland. The business would benefit from reverting back to a full service hotel to serve the village and outlying community as well as the many tourists who are attracted to this part of Scotland all year round. This area of Scotland benefits from growing numbers of tourists attracted by Argyll's secret coast, the Cowal Way and by the plentiful and unspoilt beauty of the lochs and glens around.

The property would lend itself to holiday lets as well as a partial split of the property to include an owners house with attached letting bedrooms and restaurant/coffee shop.

**Prospective purchasers should be fully aware that significant capital expenditure is required on the property almost immediately.**

The premises have been partially re-fitted but there is still significant works to be carried out to get this property in any sort of habitable and tradeable format.

Previous owners have begun works to double glaze the property as well as install a modern electricity supply, wiring and fire alarm system. Significant work still requires to be carried out.

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## STRUCTURAL REPORTS

Our clients have obtained a Structural Report on the property. This can be made available to seriously interested parties only after a formal viewing and an expression of interest.

## SERVICES

We are assuming mains electricity is connected.

## TRADING FIGURES

Full trading profit and loss accounts will be made available to seriously interested parties only after formally viewing the business.

## TENURE

Freehold.

## LICENCE

We are advised that the premises licence will need to be reapplied for. Its is envisaged that the local council will look at the reapplication sympathetically.



## PRICE

A guide price of **£120,000** is sought for the heritable property.

## BUSINESS PURCHASE FINANCE

Explore funding options — click [here](#).

## RATEABLE VALUE

According to the Scottish Assessor's website the rateable value is £10,000 from 1st April 2017.

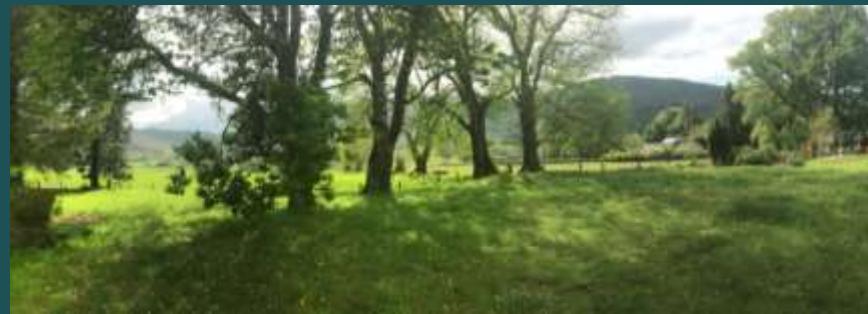
## VIEWING

Strictly by appointment via the sole selling agents Cornerstone Business Agents. Phone 0131 445 7222 or email [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk).

## OFFERS

All offers couched in Scottish legal terms should be submitted to the sole selling agents.





Cornerstone Business Agents  
The Walled Garden | Bush Estate | Midlothian | EH26 0SD  
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**CORNERSTONE**  
Business Agents



# Important Notes

## Sales Particulars & Web Listings

Please note any information contained in sales particulars or web listings for businesses being marketed by Cornerstone Business Agents is intended for general guidance only and should not be taken as statements of fact.

Prospective purchasers should always seek independent professional advice before committing to purchasing a business.

## Viewing Appointments

Whilst it is a good idea to visit a business that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, owners or customers of the business.

Many businesses are being marketed confidentially and the staff and locals may not know that the business is on the market, therefore a casual approach can adversely affect the business.

Formal viewing appointments should always be made via Cornerstone Business Agents by calling 0131 445 7222 or completing our [viewing request form](#).

If you wish to cancel an appointment or will be delayed please inform Cornerstone as soon as possible. During out of office hours please call the business direct - however only speak to the person to whom your appointment is with.

Please drop us an email at [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk) or give us a call on 0131 445 7222 after you have viewed to let us have your thoughts and feedback on the business you have viewed.

## Trading Figures & Accounts

As sales particulars are readily available to be downloaded from the internet it is rare that confidential trading figures are included in sales particulars. For reasons of confidentiality accounts are in most cases only available after a formal viewing. We understand that this can cause problems as it is pointless viewing a business that is not affordable. We therefore suggest that you call Cornerstone and ask for the agent handling the sale who will give guidance on trading levels and profitability before you view.

## Business Finance

There are a wide range of funding options available to assist with a business purchase. Cornerstone work with a wide range of lenders and commercial finance brokers to ensure that purchasers of our clients' businesses obtain the most advantageous funding facilities available. Please contact us if you would like to discuss business finance options with one of our independent specialists.

We strongly advise that business purchasers discuss funding criteria with a specialist broker at an early stage. Discussing funding criteria with a single lender is unlikely to result in the best funding solution being found. Please call 0131 445 7222 to speak to one of our finance specialists.

## Legal Aspects of Buying a Business in Scotland

You will need to instruct a Scottish solicitor to act on your behalf when buying a business in Scotland. Scottish law differs from English law. It is important to instruct a solicitor who is experienced in buying the type of business you are considering.

Cornerstone offer a list of solicitors that we can recommend. Please drop us an email to [info@cornerstoneba.co.uk](mailto:info@cornerstoneba.co.uk) for more information.