



49-51 Burnbank Road

Hamilton, ML3 9AQ

£850,000

ccl
PROPERTY



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A wonderful opportunity has arisen to purchase The Villa Hotel, a long established and incredibly popular hotel that benefits from a prime position within a busy thoroughfare in the town on Hamilton, South Lanarkshire. This 8 ensuite bedroom hotel has been tastefully extended and upgraded over the years and has become a very popular stopping point for visitors to the area and contractors given the easy commute to both Glasgow and Edinburgh. The charming hotel has an excellent mix of income from wet, food, accommodation, and functions. Viewing is highly recommended to appreciate the flexibility and potential that the purchase of the hotel offers.









The Business

The Villa Hotel has been successfully run by the current owners for more than 30 years during which time it has been tastefully upgraded and refurbished. The hotel is open throughout the year and welcomes families visiting the area, tourists exploring central Scotland, contractors and many more types of guests. The hotel has a restaurant and conservatory which between both can cater for 105 covers at any one time and benefits from a garden to the rear which has its very own mini orchard and capacity for an additional 20 covers. There is also a large and well-presented bar with capacity for an additional 20 covers. It is well known in the area for the extensive range of whisky and gin it offers. The hotel is fully licensed.

The Villa Hotel has a large commercial kitchen with a range of modern equipment including walk in fridge and freezers.

The hotel has a good mix of income across all revenue streams and there are a great number of areas where the business could be extended, such as extending the current hours and providing entertainment.

The Property

The Villa Hotel has been well maintained and upgraded by the current owners. Entrance to the hotel is from the large car park at the front and into the main reception area. On the ground floor you will find the main restaurant,



conservatory, and bar. The bar leads to the conservatory and out into the rear garden. On the ground floor you will also find the large commercial kitchen, breakfasting area and ladies and gents' toilets.

On the first floor are the 8 ensuite letting rooms.

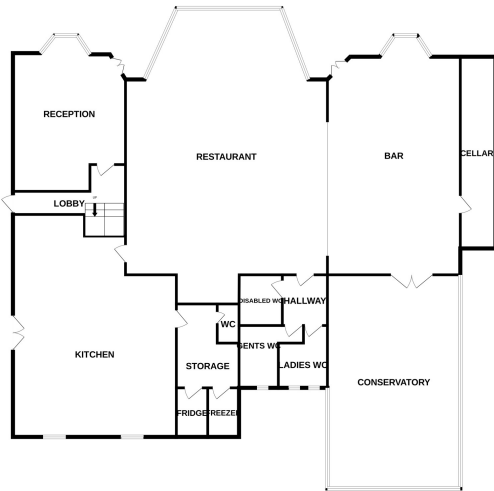
External

This hotel is a detached 2 story building on an elevated site sitting on around a quarter of an acre. There is ample parking at the property with enough space for at least 20 cars. To the rear of the property there is well looked after beer garden and mini orchard.

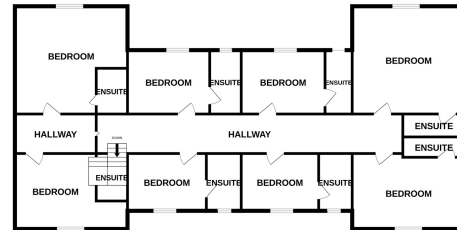
Situation

Hamilton is home to excellent shopping facilities, sports amenities including golf courses, swimming pool, gyms, and parks. Hamilton racecourse is within walking distance of the hotel. There are several highly regarded schools as well as the nearby Hamilton College. The town of Hamilton has a wide variety of restaurants, bistros and pubs and is home to South Lanarkshire Councils headquarters. For those commuting by public transport there are regular bus and train links to the surrounding towns including East Kilbride, Motherwell, Glasgow, and Edinburgh. Hamilton West train station is within a few minutes' walk of the hotel. The nearby M74 motorway provides excellent road links throughout the west of Scotland.

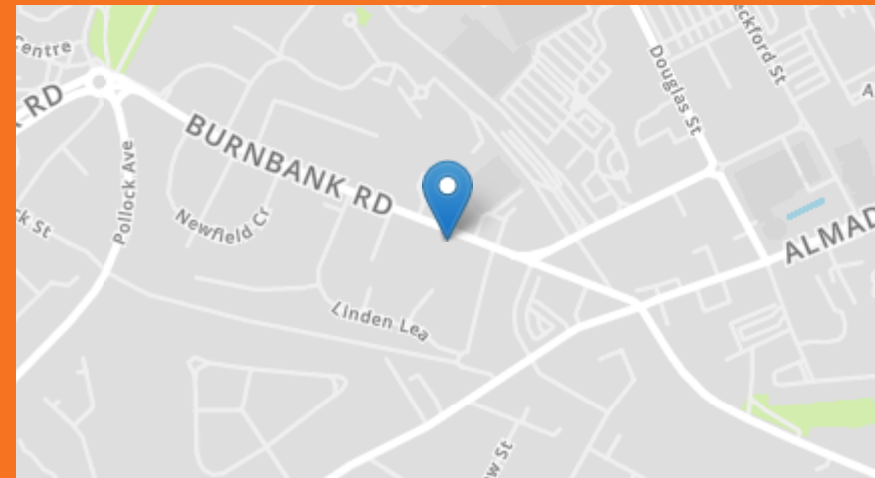
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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