



1 Berkeley House | Barns Street | Ayr | KA7 1XB

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1 Berkeley House, Barns Street, Ayr, KA7 1XB

- Partially refurbished hotel opportunity
- Potential for 13 Letting Room
- Restaurant & Bar
- Impressive period building
- Central location
- Large private garden

Summary

Situation

The Berkeley Hotel, located at 1 Barns Street in Ayr, offers a promising investment opportunity for those interested in the hospitality industry. Situated in a prime location at the heart of Ayr town center, the hotel benefits from high visibility and accessibility, appealing to both leisure and business travelers. Its close proximity to major shopping areas and the Beach Esplanade makes it an attractive destination for visitors.

A key advantage of the Berkeley Hotel is its excellent connectivity. Ayr is well-served by its transport links, including the nearby Glasgow International Airport, which is approximately 46 miles away. Glasgow Airport provides extensive national and international flights, connecting to 84 destinations, making it an ideal gateway for international tourists and business travelers alike. This connectivity significantly enhances the hotel's appeal to a global audience and supports higher guest turnover rates.

The local educational infrastructure, with a variety of schools including the independent Wellington School, adds to the area's attractiveness for families and educational professionals, potentially increasing the hotel's customer base.

Overall, the combination of strategic location, excellent transport links including proximity to Glasgow International Airport, and robust local amenities, positions the Berkeley Hotel as a lucrative investment with substantial potential for business growth in the hospitality sector.





The Business

The Berkeley Hotel in Ayr represents a significant investment opportunity for potential buyers interested in the hospitality sector. Currently not operational, this property previously enjoyed high patronage as a hotel, restaurant, and event venue. The hotel ceased operations approximately five years ago due to the owners' health issues, but it retains substantial potential for revitalization and profit.

Presently, there are six / seven rooms available for let, which can be utilized on a serviced accommodation basis to cater to professionals. This arrangement could provide a steady income stream.

The hotel is situated on extensive grounds that include a large, enclosed garden, suitable for hosting events and outdoor functions. It has a capacity to cater for events of up to 100 people, making it an ideal locale for weddings and family gatherings. The property already includes a sizable bar and dining area, with potential for a private function suite.

Investments have been made towards partial refurbishment, with plans allowing for expansion to a total of 13 letting rooms. This expansion would significantly enhance the hotel's capacity and its ability to generate revenue.

This investment is ideal for those looking to capitalize on the property's previous success and its potential for growth. The Berkeley Hotel offers a promising avenue for investors aiming to develop a leading hospitality establishment in Ayr.

Property

The Berkeley Hotel features a grand entrance leading into a spacious reception hall. Directly ahead is the main bar and dining room, an L-shaped area with wooden flooring, designed for flexible use either as a bar and dining space or as a function suite. At the back, there are restrooms and access to a patio hall.

Adjacent to the main hall is a private dining room/function room, previously used for breakfast and buffet setups. This room includes male, female, and disabled toilet facilities and an adjacent storeroom. The kitchen, equipped for full service, is situated at the rear of the property.

A grand staircase in the front hall leads to the first-floor landing. This floor houses two double bedrooms with ensuite bathrooms and a luxury king sized room with a kitchenette.

The first floor also includes a spacious, light-filled drawing room, suitable for various uses or conversion into an additional luxurious letting room. There is also a family suite on this floor, consisting of two bedrooms and an ensuite bathroom.

The potential for expansion exists on the second floor, where six additional ensuite letting rooms can be developed. This floor is partially completed and ready for final fittings.

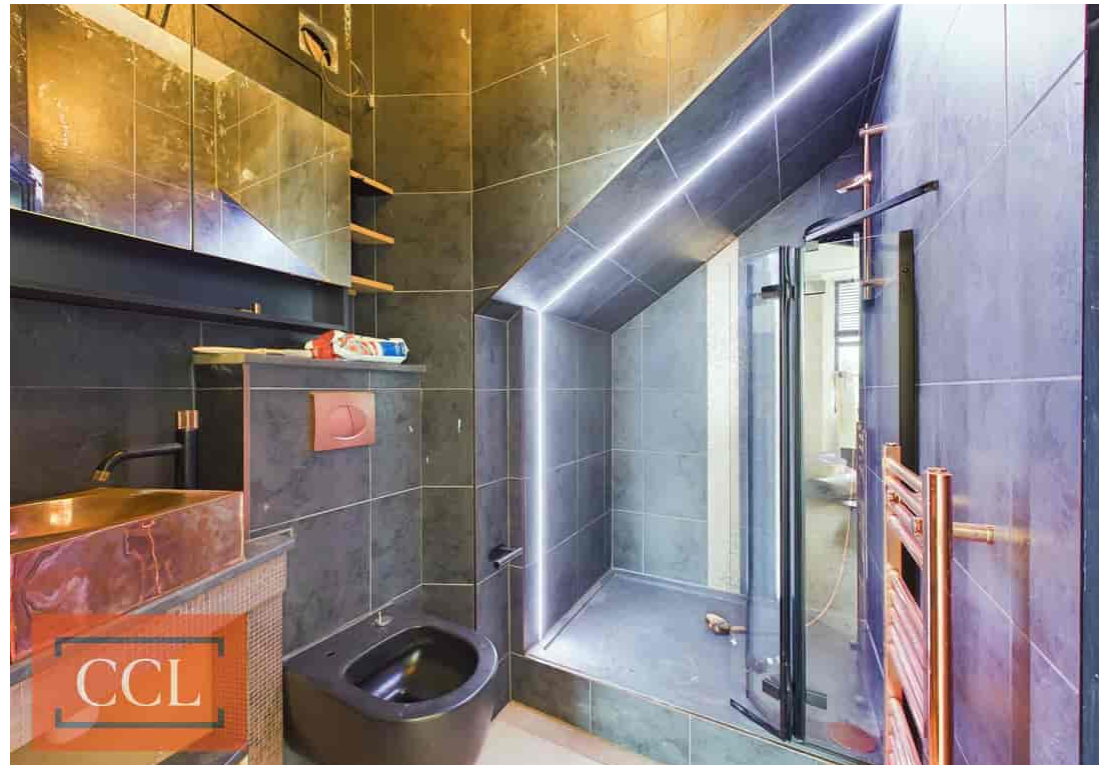
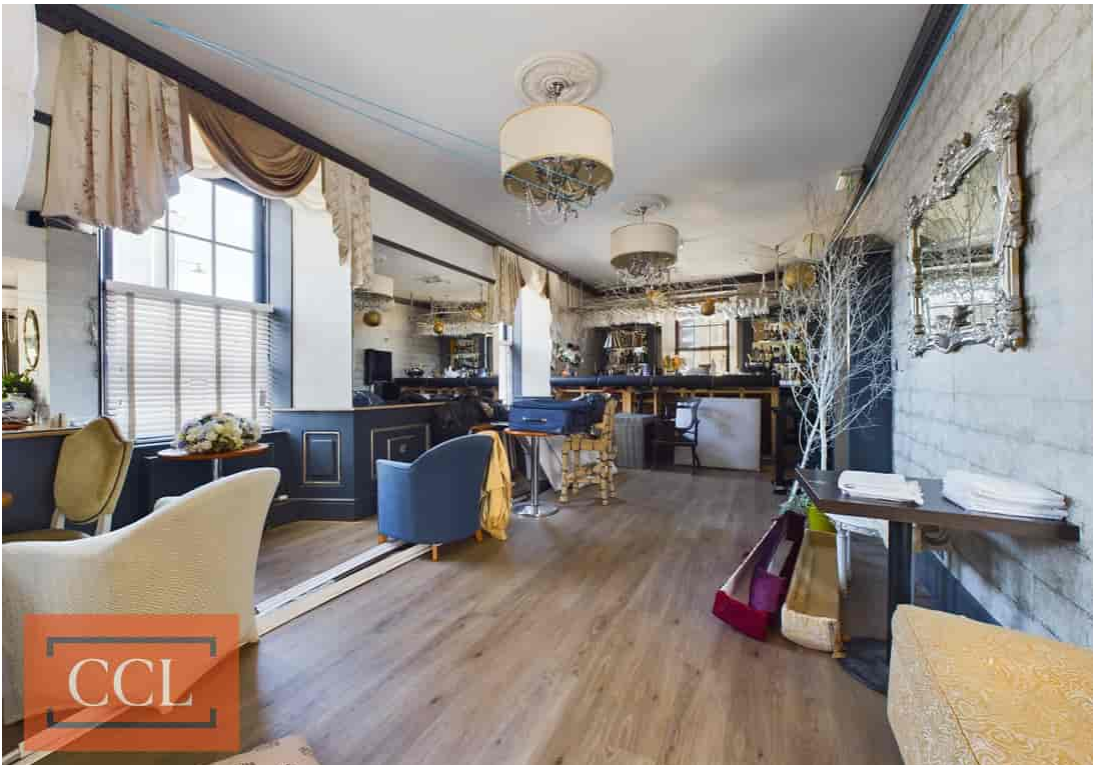
At the rear, accessed from the car park, is a two-story annex. External stairs lead to a first-floor lobby, which accesses two double ensuite letting rooms with kitchenettes. The ground floor houses the owner's living quarters, complete with a kitchen, dining area, living area, and a double bedroom with an ensuite bathroom.

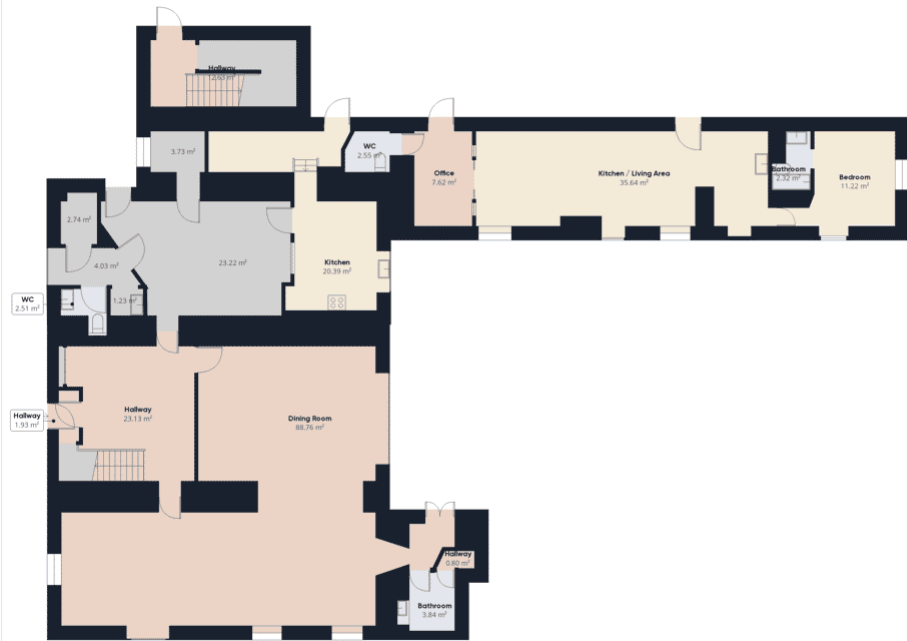
The Berkeley Hotel is a project in progress. The bar, restaurant, and function room have been out of operation for several years but can be quickly brought back to full functionality, meeting evident market demand.

External

The Berkeley Hotel boasts a large tarmac car park, providing ample space for multiple vehicles, essential for accommodating guests and event attendees. Adjacent to the car park are outbuildings that house a laundry room and provide extensive storage space, supporting the operational needs of the hotel and event venue.

The property also features an enclosed private garden, complete with a patio and pond, surrounded by mature trees and shrubs, primarily laid to lawn. This garden has been meticulously maintained in the past and can be easily restored to its former pristine condition. The serene and beautifully landscaped garden area is ideal for hosting outdoor functions and offers a special setting for events.





Floor 0



Approximate total area⁽¹⁾
249.34 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

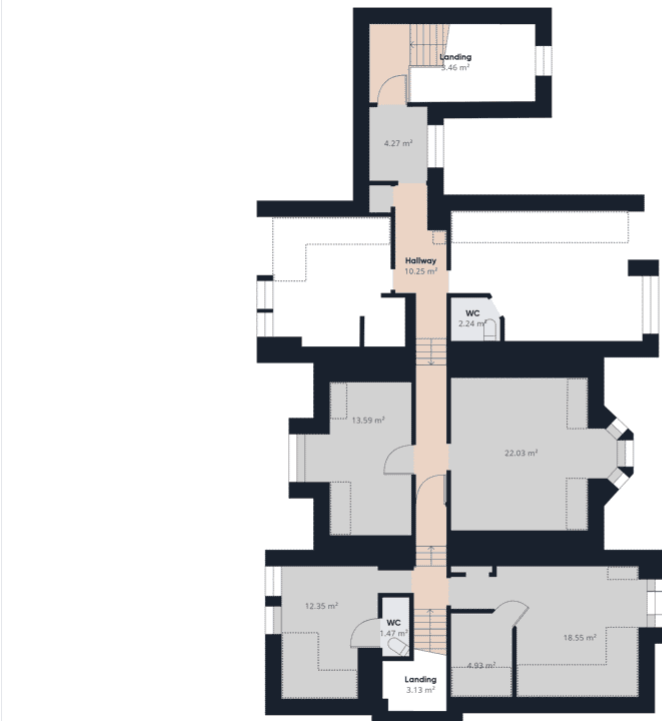


Approximate total area⁽¹⁾
199.2 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 2



Approximate total area⁽¹⁾
97.3 m²

Reduced headroom
13.7 m²

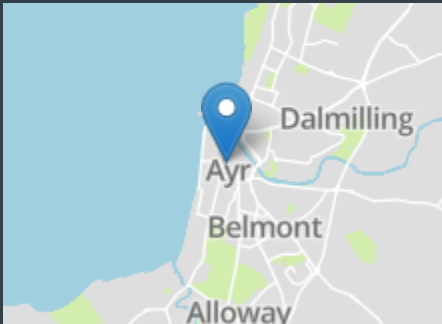
(1) Excluding balconies and terraces

(2) Reduced headroom
(below 1.5m/4.92ft)

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Rateable Value

Rateable Value of the property is £21,000 per annum according to the Scottish Assessors website.

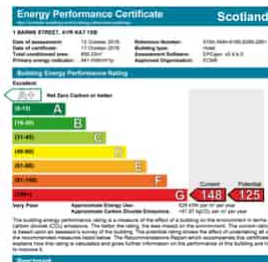
Trading Information

It is not being sold as a going concern and no trading information is available.

Tenure

Scottish equivalent of freehold

<p style="text-align: center;">Floor 0</p>	<p style="text-align: center;">Floor 1</p>	
<p style="text-align: center;">Floor 2</p>		<p style="text-align: center;">Approximate total area⁽¹⁾ 545.83 m²</p> <p style="text-align: center;">Reduced headroom 13.7 m²</p>
<p style="text-align: right;">(1) Excluding balconies and terraces</p>		
<p style="text-align: right;"> Reduced headroom (below 1.5m/4.92ft)</p>		
<p style="text-align: right;">While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p style="text-align: right;">GIRAFFE360</p>		



All appointments to view this or any of our other properties must be made through the vendors sole agents:

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.