



Hawthornbank Guest House

Dalriach Road | Oban
PA34 5JE

- 7 En-Suite Letting Rooms
- Turnkey Opportunity
- 4 Star Guest House
- Off-Street Parking
- 2 Bed Owners Accommodation
- Excellent Reputation
- Prime Location
- Freehold

Hawthornbank Guest House is a delightful Victorian villa built in 1873 that has been pleasantly refurbished to create a 7 ensuite bedroom guest house in the bustling town of Oban, the gateway to the Isles. The Guest House occupies a superb location elevated above the town which can be reached by a short walk. The property is in immaculate condition and has been very well maintained. The business is offered in genuine walk in fashion boasting good margins and excellent reputation, currently ranked with 5 bubbles on TripAdvisor and ranked 4.9 on Google.

Situation

Hawthornbank Guest House occupies an elevated position in Oban, one of the most picturesque locations on the west coast of Scotland and enjoys stunning panoramic views over the town, harbour, Oban Bay and beyond to the Isles of Kerrera, Lismore and Mull.

The property is located a short walk from the town centre with its many amenities including excellent award winning restaurants and shops. The small traditional town boasts an extensive tourist trade and hospitality sector and is a great base to explore the surrounding area and the neighbouring islands of the Inner Hebrides, with stunning scenery, boat trips, walks, wildlife-watching, castles, gardens, and numerous outdoor activities all within easy reach. The town is also an important ferry port, acting as the hub for Caledonian McBrayne and Calmac Ferries to many of the islands of the Inner and Outer Hebrides.

The town is located at the western end of the A85 and is extremely well serviced with good road, rail and ferry networks providing links to Glasgow, Edinburgh and Inverness and respective airports.



The sale of Hawthornbank Guest House is a wonderful opportunity to acquire a substantial Victorian semi-detached villa with some stunning panoramic views. This is a long-established business that benefits from an excellent reputation, wonderful reviews, and much repeat business. New owners will benefit from the ability to commence immediate trading and generate substantial revenues. In true walk-in fashion this is a genuine turn key opportunity.



Business

Hawthornbank is an established 4 star guest house benefiting from an excellent reputation and subsequent strong reviews. The charming Victorian buildings provides 7 En-Suite letting rooms all decorated and maintained to an excellent standard.

The strong tourist trade in the town ensures demand is high for quality accommodation and repeat bookings are common. Breakfast is provided and is served in the dining room overlooking the front garden area and the town. Original features and the thoughtful furniture ensure a pleasant ambience. A good selection is offered for breakfast including vegetarian and continental options. The guest house has its own well designed and informative website which allows direct bookings.

The business operates from March through to the end of October, during the peak season occupancy levels can approach near 100%. There is demand for accommodation all year round should new owners wish to increase revenues.

The business is currently being run by the owners to suit their own lifestyle and is easily managed. New owners will benefit from being able to commence immediate trading. Room rates vary between £80 to £115 per night.

Property

The property is offered in true walk-in condition with all rooms immaculately furnished and decorated with great care taken to retain a number of the original Victorian features.

Entering through the front door, visitors are welcomed by a long reception hall with stairs leading to the upper floors. Immediately on the left is the guest dining room with ornate cornicing and ceiling rose features. Beyond this room also on the left is a double bedroom. Towards the right is the owner's accommodation which is completely separate and features a lounge, lounge-dining area, kitchen, two double bedrooms and a bathroom.

The accommodation starts in the main body of

the building and extends to the East. The staircase to the upper floors is bright and airy with attractive wooden banisters. The first floor landing leads to four further letting rooms of which the regency room is most notable for the fantastic sea views and king-sized bed. A further letting room benefits from sea views whilst the two bedrooms towards the rear are decorated in a more contemporary fashion. All rooms benefit from continental quilts, central heating with individual thermostatic control, washbasin & shaver point. Towels, toiletries, hospitality tray, Freeview television and hair dryer are also supplied.

Midway between the first and second floors is an additional storeroom currently used to house laundry and a gas tumble drier is also installed in the owner's accommodation. The larger bedroom on the second floor is a twin room and features a small seating area ideal for families who wish to occupy the entire floor. Across the hall is a further double room with sea view through Velux windows.

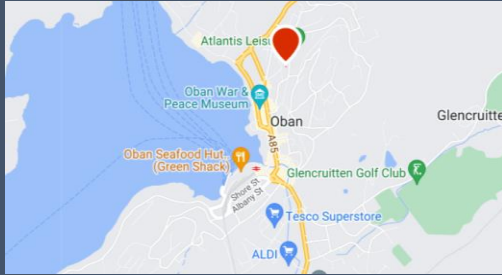
External

This extensive stone building has an attractive front garden overlooking the town which is pleasantly landscaped providing pleasant seating areas and a patio area. A footpath also leads from the front garden into Oban. Private parking can be found at the rear with space for 7 vehicles.









Services

The property has mains water, drainage, and electricity.

Tenure

The property is held on a Scottish equivalent of Freehold.

Trading Figures

Full trading information will be made available after a formal viewing has taken place.

Inventory

An inventory will be compiled to detail all items of a personal nature excluded from the sale and items subject to lease. This will be available to all parties wishing to offer.

Price

Offers over £595,000 are sought for the business, fixtures, fittings, and goodwill. Stock will be in addition to valuation.

**OFFERS OVER
£595,000**



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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 the 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 submitted in writing to CLL Property Ltd with whom the purchasers should register their interest if they wish to be advised of a closing date.

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