

FOR SALE
HOTEL + LEISURE

 GRAHAM
SIBBALD



The Cairnbaan Hotel, Cairnbaan, Lochgilphead, PA31 8SJ
Offers in the Region of £425,000 – Freehold

Find out more at
www.g-s.co.uk

- **Fantastic Opportunity to Acquire a Quaint Traditional Coaching Hotel Set on the Edge of the Crinan Canal**
- **Ideally Located to Explore all the West Coast Has to Offer**
- **11 Spacious En-suite Bedrooms with Outstanding Views**
- **Elevated Position with Magnificent Views Across the Canal and an Outside South Facing Terrace**



INTRODUCTION

The Cairnbaan Hotel is a Fantastic traditional hotel on an impressive Canal side location offering outstanding views. Set on the edge of the Crinan Canal in an enviable location 3 miles north of Lochgilphead and around 35 miles south of Oban on the A816, this is an incredible opportunity to own an excellent hotel. The canal offers dedicated footfall on a route which leads from Ardrishaig to Crinan providing a navigable route between the Clyde and Inner Hebrides.

THE PROPERTY

The property itself sits on a prominent position as you enter the village, overlooking the canal lock. The area is a well-established tourist location and has a good local surrounding population. The local area is steeped in history along with its beautiful scenery.

From a business perspective, the hotel offers a fantastic opportunity for the right owner to build upon the already established business to create a thriving boutique destination hotel. The present owner has run the hotel for the past 25 years and now feels it is time for someone with new fresh ideas.

ACCOMMODATION SUMMARY

Public areas

- Lounge bar
- Main Restaurant
- Conservatory/restaurant
- Function room

Letting rooms

- 11- en-suite bedrooms
- Residents lounge
- Owners en-suite bedroom

External

- Beer garden
- Large car park



SERVICES

The property is connected to mains water, electricity and calor gas for the kitchen.

ENERGY PERFORMANCE CERTIFICATE

Information will be shared with interested parties.

RATEABLE VALUE / COUNCIL TAX

The Cairnbaan Hotel Rateable Value is £43,250 (effective 01 April 2023).

TENURE

The Heritable (Scottish equivalent of Freehold) interest of the property is being sold.

PRICE

Offers in the region of £425,000 are being sought for the Freehold of the property.

TRADE

The Turnover of the business was £371,437 in the year ending 2023 and £431,146 the previous year.

The business is presently shut for personal reasons.

Further information for the business will be shown to seriously interested parties following a formal viewing.

STAFF

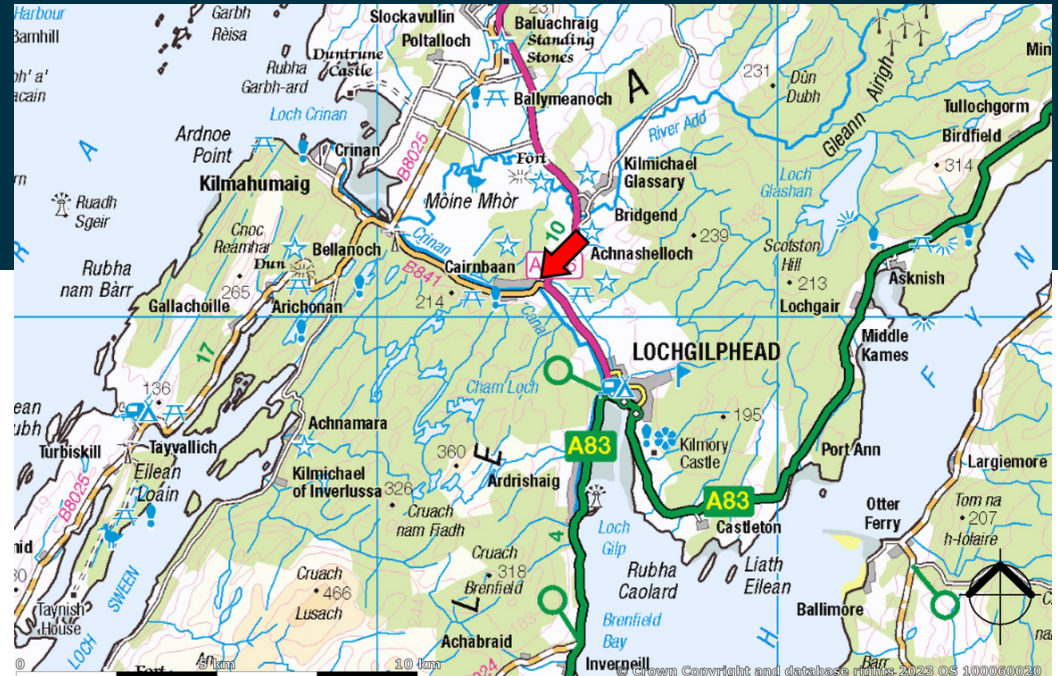
TUPE regulations will apply to all members of staff.

LICENCE

The Premises is Licensed under the Licensing (Scotland) Act 2005.







EXCLUSIONS

There are no exclusions in the sale.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
233 St Vincent Street
Glasgow
G2 5QY



To arrange a viewing please contact:



Martin Sutherland
Licensed Trade & Business Agent
Martin.Sutherland@g-s.co.uk
07768 704 203



Emily Hewitson
Hotel & Licensed Trade Agent
Emily.Hewitson@g-s.co.uk
07795 518 627



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Date published: January 2024

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.