



Airds | Carradale East | Campbeltown | Argyll and Bute | PA28 6RY

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# Airds, Carradale East, Campbeltown, Argyll and Bute, PA28 6RY

- 5 En-Suite Letting Rooms
- Walk in Condition
- Stunning Location on the East of the Kintyre Peninsula
- Popular Bar
- Great Reputation and online reviews
- 2 Bed Owners' Accommodation
- Freehold
- Large Beer Garden

## Summary

The sale of the Ashbank Hotel is a truly unique opportunity to acquire a substantial and traditional Scottish Hotel in the heart of Kintyre. This stunning turnkey business is highly profitable and easily managed and represents a wonderful opportunity to acquire a unique lifestyle opportunity. The hotel has a great reputation among visitors and tourists to the area and locals.

## Situation

Carradale is a picturesque village located on the east of the Kintyre peninsula with its own natural harbour, 9-hole golf course, and scenic beaches which are very popular with the many visitors to the area. Carradale has its own GP surgery, primary school, community shop, post office, restaurant and various hotels including Ashbank which offers excellent accommodation. A short drive away is the famous Beinn An Tuirc Distillery, Kintyre Gin School and café at Torrisdale. The seasonal ferry to Lochranza on the island of Arran is at Claonaig, and 5 miles further along at Kennacraig there is the all year round ferry toIslay. There is a wide range of shopping facilities available in Campbeltown, which is within comfortable commuting distance, having two supermarkets with the further facilities of a hospital, leisure centre, cinema and local airport having twice daily flights to and from Glasgow, with an inflight time of only 25 minutes.





## The Business

The Ashbank Hotel is a substantial property that has traded as a hotel for many years, the current vendors have owned and operated the business since 2015. The hotel provides hearty breakfasts, refreshing ales, good whisky and comfortable accommodation for locals and visitors to Kintyre. The property has now been placed on the market due to the current proprietor's impending wish to retire from the hospitality trade.

The business is open throughout the year with peak trading from Easter through to the end of October. The bar is open to both residents and nonresidents. There is a healthy split of income across accommodation and wet sales.

There are 6 letting bedrooms, all of which have en-suite facilities. The letting bedrooms are all located on the first floor of the property. All the bedrooms have been individually furnished and decorated to a high standard. Room rates range between £50 and £85 in the low season and rises in high season.

There is also a beer garden at the side of the property that is incredibly popular during the summer months.

The business is run by the owners with the assistance of staff on an ad hoc basis throughout the summer months.



## Property

The Ashbank Hotel is a traditionally built Hotel that has been extended and renovated over the years. It boasts many original features and is presented in good condition throughout.

Entrance to the hotel is from the front garden where guests and customers enter the reception hall. To the right is an immaculate and well-presented cosy lounge area and to the left is the relaxed bar area. This is exceptionally popular with both tourists and locals. Exuding a modern Scottish theme, it is furnished with a variety of free-standing tables and chairs and a solid wooden bar which is exceptionally well stocked. Also located on the ground floor is the well-equipped commercial kitchen, office, ample storage and service areas.

A stair from the main hall leads to the first floor where there are 5 letting rooms. All rooms benefit from ensuite bathroom/shower rooms, and each is neutrally decorated. They all have free view televisions, hospitality trays, hairdryers, Wi-Fi and stunning views of the golf course and endless countryside that surrounds the hotel.

A door at the rear of the property leads to the owner's accommodation on the ground floor. Which consists of 2/3 bedrooms, a spacious lounge with patio doors to a private decked area and a modern bathroom.

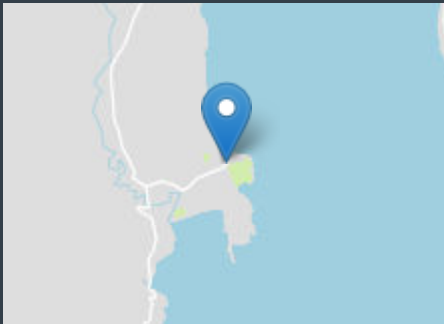
## External

The main entrance is from the front gardens, there is a spacious car park to the side of the property along with a substantial beer garden. At the rear of the property is a private owners decked area and two large storage sheds.







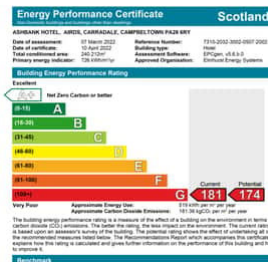


### Trading Information

Full trading information will be provided after formal viewing has taken place.

### Tenure

This property is held on the Scottish equivalent of a freehold.



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.