



Portsonachan Hotel | Portsonachan | Dalmally | Argyll and Bute | PA33 1BJ



# Portsonachan Hotel, Portsonachan, Dalmally, Argyll and Bute, PA33 1BJ

- Loch side hotel
- 120 Cover Dining room and conservatory
- Private jetty and moorings with boat hire
- Expansion potential – planning application submitted
- Turnover c. £1.8M
- Fishing rights – ownership of Loch Awe
- 41 Bedroom Hotel

## Summary

A rare chance to own a sizable 41 bedroom hotel by the picturesque Loch Awe, with potential for expansion in a development-friendly area. Generating around £1.8m in revenue, this property offers opportunities for growth through additional shore side suites, boat house apartments, or lodges. Viewing is strongly advised to fully grasp the potential of this unique investment opportunity.

## Situation

The Portsonachan Hotel is a picturesque retreat located on the shores of Loch Awe, at the base of the Scottish Highlands. Loch Awe is Britain's longest freshwater loch, stretching 26 miles with over 60 miles of shoreline, known for its stunning scenery and fishing opportunities. The hotel is conveniently positioned within driving distance to several key locations: 31 miles from Oban, 78 miles from Glasgow, and 12 miles from Inveraray. The nearby village of Dalmally provides essential services and amenities.

Oban, to the west of the hotel, is a lively town with shopping, leisure facilities, and a variety of dining options. It serves as a hub for education and healthcare and is the departure point for ferries to the Hebridean islands. The town has good transport links, including a railway station and proximity to Glasgow Airport, which offers flights to various national and international destinations.





## The Business

Portsonachan Hotel operates all year round and is open to both residents and non-residents. In total the hotel has 43 letting rooms and a 120-cover restaurant. The hotel also benefits greatly from the multitude of guests that stay in the nearby lodges and other holiday accommodations. Room rates vary from £74 to £185 and the hotel where peak season occupancy levels reach 90%.

The current owners manage the hotel operation and are assisted by a general manager and 20 FT staff and 3 PT staff. Staff levels fluctuate between high and low season.

The restaurant has an excellent reputation and specialises in a rustic menu concentrating on the best local produce and some of the finest that Argyll and Bute have to offer.

In addition to the traditional hotel revenue streams derived from wet, dry, and accommodation sales, the hotel enjoys additional income from a leisure boat hire business. Loch Awe's reputation for Trout and Pike fishing draws anglers from near and far. The hotel boasts a fleet of 5 leisure craft and anticipates revenues for the current year to surpass £1.8 million and produce a net profit of around £400k.



## Property

The Portsonachan Hotel, a beautiful Victorian building on the shores of Loch Awe, welcomes guests through its entrance located on the patio overlooking the Loch and private jetty. The ground floor of the hotel boasts spacious public areas, including a cosy bar with an open fire, a lounge for residents, and a large dining room and conservatory offering stunning views of Loch Awe, accommodating up to 120 guests. A staircase from the main hall leads to the first floor, where 19 en-suite bedrooms are situated, comprising a mix of double, single, and family rooms, designed to ensure comfort and relaxation for guests amidst the scenic surroundings.

To the western side of the hotel, there are 10 one-bedroom hotel suites offering stunning views. Each suite features a spacious living area and bathroom on the ground floor, with a staircase leading to the bedroom on the first floor. The design of the hotel suite complex maximizes the picturesque waterside location, allowing guests to fully appreciate the breathtaking surroundings.

The old coach house has been converted into additional letting rooms, offering a combination of 1- and 2-bedroom apartments, hotel rooms, and suites. In total, there are additional rooms available for guests to enjoy during their stay.

The hotel complex is in an area zoned for development. Currently, efforts are underway to secure planning permission for an additional 24 Lochside suites adjacent to the existing hotel suites. Moreover, there is available land suitable for development, with potential for up to 10 Boat House lodges featuring private boat docks. With approximately 32 acres available in a development-zoned area, there are various options for further expansion and development.



## External

The Portsonachan Hotel enjoys significant advantages owing to its prominent shore side position. Its mature front gardens gracefully extend down to the shore, enhancing its picturesque setting. On the eastern side, a spacious patio offers outdoor seating with panoramic views across the loch, complemented by a private jetty and boathouse where the boat hire business operates from.

To the western side, a substantial car parking area adjoins the hotel suites and the land earmarked for additional hotel suites. Meanwhile, at the rear, further land presents opportunities for future development.



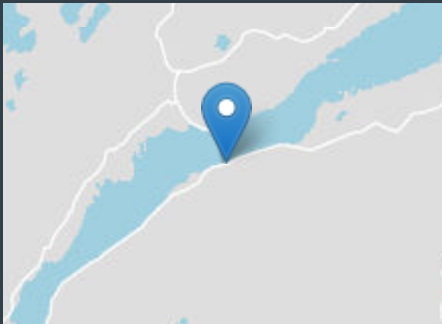












## Trading Figures

Trading figures will be provided after formal viewing has taken place and a NDA has been signed.

## Tenure

The property is held on a Scottish equivalent of Freehold.

## Services

Biomass boiler. Private water and drainage, electricity, telephone, and internet connections.



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.