



**Bed & Breakfast Business**  
**Bute House Hotel, 4A West Princes Street, Rothesay, Isle of Bute**  
**Offers in the region of £235,000**

**Hannay Fraser & Co**



## **DESCRIPTION**

Hannay Fraser & Co are pleased to present to the market this Victorian property situated in the heart of Rothesay Town Centre and which currently trades as a high quality bed & breakfast. Bute House enjoys a central location and benefits from fabulous views over Rothesay Harbour/Pontoons and is ideally situated for guests to stroll to the nearby restaurants, shops, bars and cinema. The ferry terminal is directly opposite the property.

## **ACCOMMODATION**

Entered at the ground floor there is a welcoming reception area with intricate cornice detail and staircase leading to the upper levels.

Situated on the first floor is the open plan lounge/dining area with views over the harbour/pontoons from the lounge area. The dining area currently has seating for 18 people however could easily accommodate more. There is also a small bar area to the rear of the dining area. There is a fully equipped and functioning kitchen at this level allowing easy serving to the guest.

The bedrooms are located over the second and third floors and all of which have the benefit of an en-suite and tea/coffee making facilities. There is also excellent storage and a laundry room located on the second floor.

The property further benefits from gas central heating and retains many original features to include cornice detail and original windows.

Bute House is for sale fully furnished to include all floor coverings, curtains, blinds, dining tables and chairs, bedroom furniture, beds, bed linen, towels, sofa, chairs and fully equipped kitchen.

Accounts and further information are available to genuinely interested parties only. The business currently trades below the VAT threshold however, there is prospects for expansion, should the new owners wish, for example providing evening meals for the guests.



## ROOM DIMENSIONS

### BED & BREAKFAST ACCOMMODATION

#### First Floor;

Lounge/Dining Room	5.649 x 12.455m
Kitchen	4.038 x 4.170m
Ladies & Gents WC Apartments	

#### First Floor;

Room 2	2.571 x 3.514m	En-suite	1.524 x 1.739m
Room 3	2.803 x 3.519m	En-suite	1.609 x 1.611m
Laundry Room			
Room 4	3.140 x 3.588m	En-suite	1.462 x 2.254m

#### Second Floor;

Room 5	2.571 x 3.514m	En-suite	1.524 x 1.739m
Room 6	2.803 x 3.519m	En-suite	1.609 x 1.611m
Room 7	3.152 x 3.572m	En-suite	1.490 x 2.221m
Room 8	2.485 x 4.009m		
Room 10	4.001 x 5.375m	En-suite	1.495 x 2.511m
Room 11	3.195 x 3.866m	En-suite	2.455 x 3.306m

Rateable Value; No business rates are currently payable.

### OWNERS ACCOMMODATION

Room 1	5.111 x 4.431m
En-suite	1.412 x 2.507
Room 2	3.308 x 4.020m
Bathroom	2.237 x 3.181m

#### Viewing;

By appointment only through Hannay Fraser & Co, 34 Castle Street, Rothesay, Isle of Bute, PA20 9HD. Tel 01700 503112, Fax 01700 504875.

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately where we will endeavour to assist you in any way possible.

Telephone Hannay Fraser & Co on 01700 503 112

[www.hannayfraser.co.uk](http://www.hannayfraser.co.uk)

E mail [property@hannayfraser.co.uk](mailto:property@hannayfraser.co.uk)