

PUBLIC HOUSE

- RARE OPPORTUNITY TO PURCHASE AN ICONIC HOTEL
- 17TH CENTURY FORMER COACHING INN
- STUNNING VIEWS OUT OVER LOCH ECK
- WELL ESTABLISHED BUSINESS
- **SALE PRICE:**
LOT 1:- OIEO: £650,000
LOT 2: - OIEO: £600,000

FOR SALE

THE COYLET INN, LOCH ECK, BY DUNOON, PA23 8SG

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LOCATION

The Coylet Inn benefits from a prominent roadside location, fronting on to the A815 on the eastern shoreline of Loch Eck, to the north of the Cowal Peninsula within the Argyll Forest Park.

The hotel offers stunning views out over Loch Eck and is located approximately 9 miles to the north of the town of Dunoon.

The location attracts a high level of tourism and day trippers and there are a number of holiday chalet and caravan parks nearby.

THE PROPERTY

LOT 1

The subject property comprises of a long-established licensed hotel, contained within a building dating back to the mid 17th century and providing a bar and restaurant, fitted to provide accommodation in keeping with the traditional appearance of the hotel and to a very high standard.

There are also 4 en-suite letting bedrooms and a 5th letting room with private bathroom and a variety of ancillary areas throughout the property to also include external seating areas and car parking.

The hotel also currently provides a timber holiday lodge within the grounds, with the potential to add further lodges in the future.

A small jetty and fishing rights on the loch also form part of the title.

The hotel is also said to be haunted by the blue boy, the restless spirit of a young boy who met a tragic fate in the loch many centuries ago and whose ghost is seen forlornly walking the corridors of The Inn.

LOT 2

A modern detached dwelling house is also available, with the house providing:

- Lounge/Sitting Room
- Kitchen
- 5 bedrooms, 3 of which are En-Suite

The house also benefits from an external balcony at upper floor level and a hot tub. The house also holds a letting licence from the local council, allowing it to be used as additional letting accommodation.

The total site area under title extends to approximately 11 acres or thereby.

Title plans can be provided, showing the boundaries of the 2 lots.





PRICE

Lot 1 - The Hotel

Our clients seek offers in excess of £650,000

Lot 2 - House and Land

Our clients seek offers in excess of £600,000

Single offers for lots 1 and 2 will also be given consideration.

RATING

The subjects are entered in the current valuation roll with a rateable value of £17,100

The rateable value is currently the subject of an appeal.

The rate poundage for 2024/25 is 49.8 pence to the pound.

EPC

The property is rated 'G'.

A copy of the EPC can be provided upon request to interested parties.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

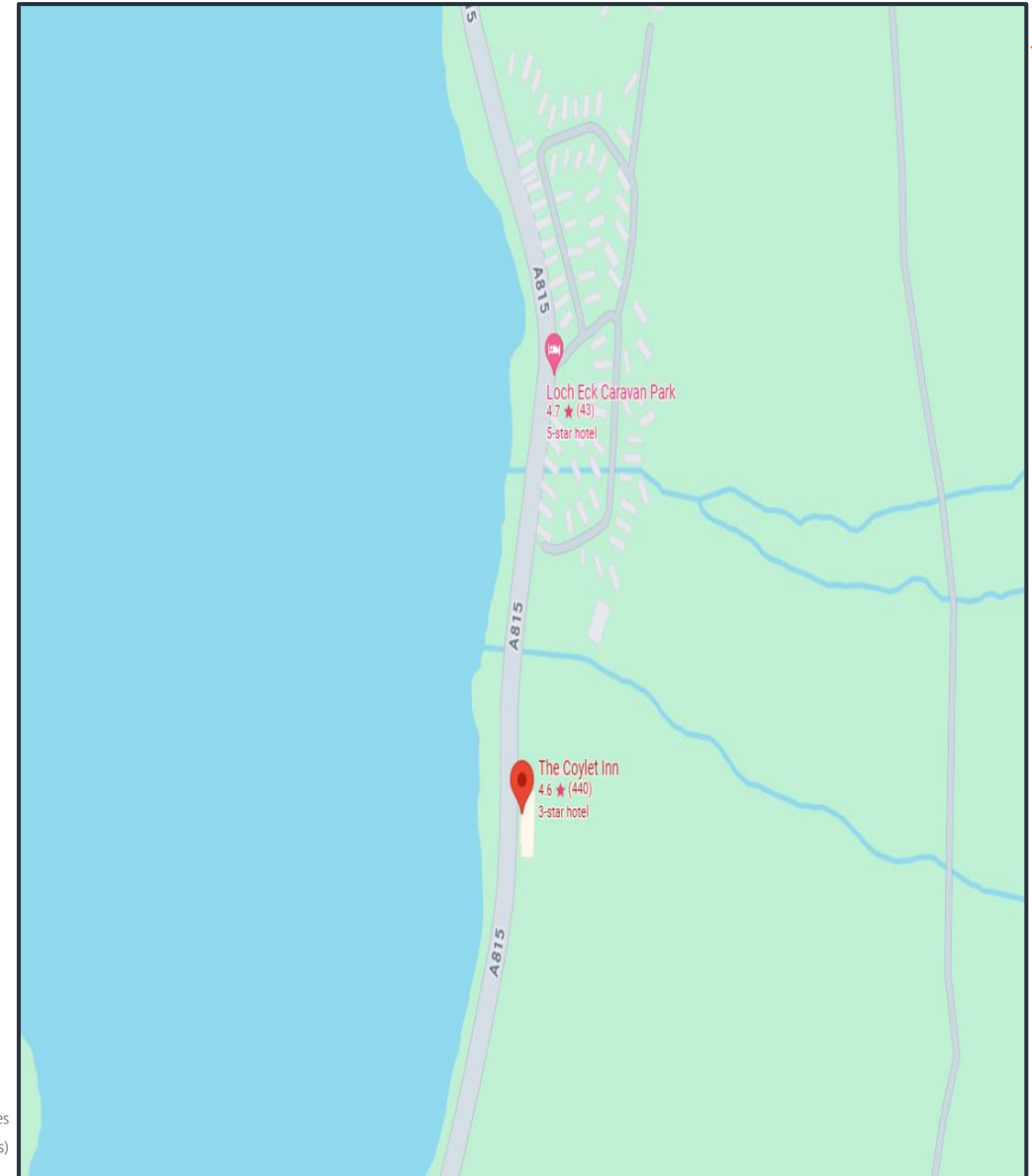
Each party will be responsible for their own legal costs relative to any sale.

TENURE

The subject property is held on a Heritable basis (Scottish equivalent of English Freehold).

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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