# FOR SALE

Exclusive use Guest House in a popular seaside location

GRAHAM SIBBALD

**Victoria House**

**54 Victoria Parade, Dunoon, Argyll, PA23 7HU**

Fixed Price £350,000 — Freehold

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

- **Exclusive Use, 14-Bedroom Guest House in a Popular Seaside Location**
- **Superb, Prominent Position with Picturesque Views**
- **Fantastic, Extensive Outdoor Amenities**
- **Profitable Business Model**
- **Development Potential**

## INTRODUCTION

Victoria House occupies a superb position overlooking West Bay, a wonderful corner of the popular Clyde town of Dunoon. The Guest House itself is only one hour away from Glasgow City Centre providing easy accessibility to Scotland's central roads.

Dunoon is the main stop on the beautiful Cowal Peninsula and the maritime gateway to the Loch Lomond & Trossachs National Park. Dunoon boasts a wide range of activities for both local and tourist visitors, with a charming selection of craft shops and galleries, attractive promenade and a variety of café and restaurants for its visitors. The town is also a great base to explore nature by visiting the Argyll Forest Park and of course Loch Lomond & The Trossachs.

The principal guest areas of Victoria House have been renovated by the current owners, creating spacious and welcoming communal areas designed to accommodate large groups. The open-plan dining and sitting areas form the heart of the property, providing a natural gathering space for guests to dine, socialise and relax together.

The property currently offers 14 letting bedrooms of varying sizes, although three rooms are not presently in use. There is also a former bar area which could be reinstated should a future owner wish to reintroduce this feature as part of the business. To the rear of the property is a substantial former dining room which has previously been utilised as bunkhouse-style accommodation, demonstrating the flexibility of the available space and the variety of ways in which the property may be operated.

One of Victoria House's most attractive features is its exceptional coastal setting. The property enjoys a large rear garden, with the shoreline and waters of the Firth of Clyde located less than 50 metres from the garden gate. This outdoor space presents significant opportunities for enhancement, with scope for features such as wellness facilities, outdoor entertaining areas or other leisure-focused additions, subject to the necessary consents.

Victoria House presents a rare opportunity to acquire a substantial late-Victorian property rich in period character, including elegant bay windows and many original architectural features. The current owners have established strong foundations through the improvement of the principal guest areas, while still leaving considerable scope for a purchaser to put their own stamp on the property. Whether through bringing additional letting rooms back into use, reimagining the former bar and dining areas, or further developing the outstanding garden and coastal setting, Victoria House offers an exciting opportunity to shape a unique hospitality business in one of Scotland's most picturesque waterfront locations.

## THE PROPERTY

Victoria House is a former hotel which has been converted to provide an exclusive use accommodation for up to 22 people. The property itself is late Victorian with lovely bay windows and dormers overlooking the Cowal waters.

## ACCOMMODATION SUMMARY

The hotel's main accommodation is comprised over ground, first and second floor. The accommodation can be summarised, very briefly, as follows:-

### Public Areas

From the private garden entrance, stairs lead to main entrance opening into:

- Entrance Vestibule
- Lounge
- Open Plan Dining/Function Room

### Letting Bedrooms

14 Letting Bedrooms to sleep 22; 8 x double, 3 x twin
All bedrooms ensuite; 11 x shower only, 3 x bath with shower
3 letting rooms currently not in use

### Service Areas

- Commercial kitchen with professional non-slip floors
- Laundry

### Outside

- Car Parking
- Garden with picnic tables & seating area (30)
- Decked area with BBQ, seating area (20) & hot tub
- Large rear garden ready for development
- Option to install moorings for boats at the end of the garden

**TRADE**
Accounts for the year ended 31st March 2025 show a turnover close to £90,000 (net). The business trades year round and welcomes repeat custom.

Accounts will be provided to genuinely interested parties, preferably after viewing of the property.

**STAFF**
TUPE regulations will be applicable to all staff.

**LICENCE**
Previously licenced but licence not currently in place.

**WEBSITE**
https://www.facebook.com/victoriahousedunoon

**SERVICES**
Mains gas, electricity, water and drainage. Central heating and hot water from gas fired boilers.

**ENERGY PERFORMANCE CERTIFICATE**
Victoria House — EPC Rating — G
The EPC is available upon request.

**RATEABLE VALUE / COUNCIL TAX**
Victoria House - Rateable Value £15,500 (1st April 2026).

**TENURE**
Heritable (Freehold) / Outright Ownership.

**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.

Morvern
Loch na Keal
Salen
Lochaline
Sound of Mull
Lismore
Loch Linnhe
Ben Nevis & Glen Coe
Schiehallion
PERTH AND KINROSS
Aberfeldy
Blairgowrie and Rattray
Alyth
Glamis
Coupar Angus
Dundee
Invergowrie
Kenmore
Dunkeld
Ben Lawers
1214m
R Tay
R Lyon
L Tulla
Bridge of Orchy
Lynn of Lorn
Loch Etive
Taynuilt
Tyndrum
R Lochay
Killin
Loch Tay
R Almond
Luncarty
Perth
Scone
Newburgh
Balmullo
Firth of Tay
ISLE OF MULL
Loch Tuath
Ulva
Craignure
Loch na Keal
L Scridain
Lochbuie
Kerrera
Oban
Dalmally
Crianlarich
Lochearnhead
R Dochart
LOCH LOMOND & THE TROSSACHS
L Earn
R Earn
Crieff
Muthill
Auchterarder
Auchtermuchty
Cupar
Ladybank
FIFE
Ross of Mull
Firth of Lorn
Kilninver
ARGYLL AND BUTE
Seil
Luing
Garvellachs
L Melfort
Melfort
L Avich
Loch Awe
Inveraray
Tarbet
STIRLING
Callander
Loch Katrine
974m
Ben Lomond
Loch Lomond
Aberfoyle
WEST DUNBARTONSHIRE
Doune
Dunblane
Alva
Dollar
Thornhill
R Teith
R Forth
CLACKMANNANSHIRE
Falkland
Glenrothes
Kinross
Kelty
Leven
Buckhaven
Scarba, Lunga & The Garvellachs
Scarba
Furnace
Strachur
Kilmartin
Garelochhead
Drymen
Balfron
EAST DUNBARTONSHIRE
Stirling
Alloa
Cowdenbeath
Dunfermline
Kirkcaldy
Kinghorn
Burntisland
FIRTH OF
Gullane
Aberlady
Scalasaig
Ardlussa
JURA
Sound of Jura
Lochgilphead
Loch Fyne
Loch Eck
Loch Long
Helensburgh
Alexandria
Dumbarton
Strathblane
Kilsyth
Denny
Grangemouth
Bo'ness
Rosyth
Forth Crossing
EDINBURGH
Musselburgh
Tranent
Dalkeith
Gorebridge
Port Askaig
Jura
Knapdale
Kyles of Bute
Dunoon
Gourock
Greenock
Collintraive
Tighnabruaich
Port Glasgow
INVERCLYDE
Kilmacolm
Milngavie
Falkirk
Linlithgow
FALKIRK
Cumbernauld
Bathgate
Livingston
Armadale
Airdrie
Whitburn
Currie
Loanhead
MIDLOTHIAN
WEST LOTHIAN
Penicuik
Craighouse
Tarbert
West Loch Tarbert
Kennacraig
Rothesay
Firth of Clyde
Isle of Bute
Johnstone
Lochwinnoch
Paisley
Barrhead
GLASGOW
Motherwell
Forth
West Linton
Largs
Claonaig
ISLAY
Bowmore
Port Ellen
Isle of Gigha
Lochranza
Kilbirnie
Beith
Dalry
Hamilton
East Kilbride
Carluke
Carnwath
Romannobridge
TWEED VALLEY
Galashiels
Peebles
Innerleithen
Selkirk
Yarrow
Upper Tweeddale
SCOTTISH BORDERS
Kintyre
Muasdale
Glenacardoch Point
Kilbrannan Sound
North Arran
ISLE OF ARRAN
Brodick
Lamlash
Whiting Bay
West Kilbride
Ardrossan
Stewarton
Kilwinning
Strathaven
Lanark
SOUTH LANARKSHIRE
Biggar
Kilmarnock
Galston
Irvine
NORTH AYRSHIRE
Douglas
Mauchline
Muirkirk
Tarbolton
Troon
Prestwick
Ayr
Abington
Cumnock
Campbeltown
St Mary's Loch
25 km
50 km

## PRICE

A Fixed Price of £350,000 is sought for the heritable (freehold) interest in the property, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

## EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.

## 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 and Sibbald**
40 Torphichen Street, Edinburgh EH3 8JB

**To organise a viewing please Contact :**

**Max Wallace**
Graduate Surveryor - Hotel + Leisure
Max.Wallace@g-s.co.uk
07881 244 790

**KATIE TAIT**
Associate - Hotel + Leisure
Katie.tait@g-s.co.uk
07500 423 941

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: **OCTOBER 2026**

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.