Property for Auction in Scotland - [Print Version]

Lot : Glendale Guest House, 20 Battery Place, Rothesay, Isle Of Bute, Argyll And Bute PA20 9DU

Auction House Scotland

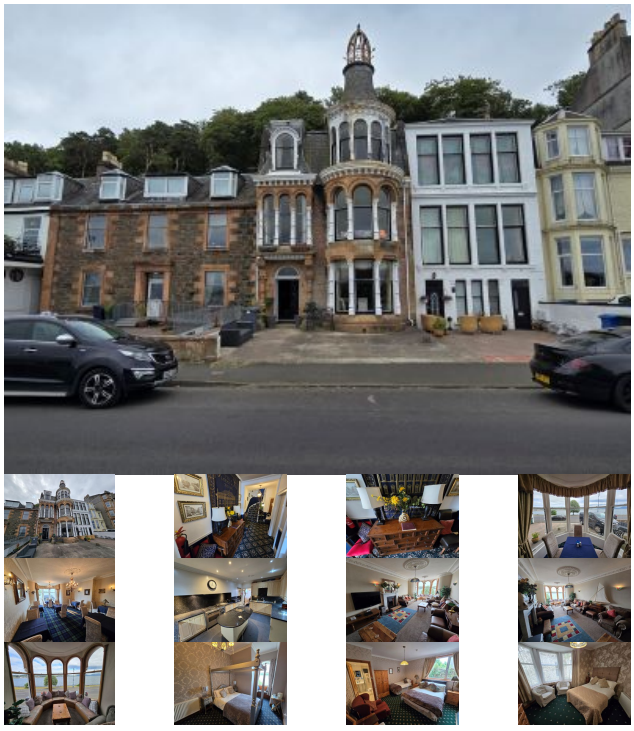
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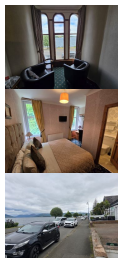
Auction Date:	Start Time	Property Type:	*Guide Price
Thu 27/08/2026	14:00	Commercial	£250,000

Property Address: Glendale Guest House, 20 Battery Place, Rothesay, Isle Of Bute, Argyll And Bute PA20 9DU, PA20 9DU

We are delighted to present to auction a rare opportunity to purchase this impressive Category B Listed seafront guest house offering an outstanding seafront position overlooking Rothesay Bay. Extending over three levels, Glendale Guest House offers ten en-suite bedrooms, residents' lounge, dining room, kitchen and ancillary storage. Many of the principal rooms enjoy spectacular views across Rothesay Bay towards the Cowal Peninsula. On the ground floor, to the rear of the kitchen, there are additional rooms which could be used for owner's accommodation or other storage/function. The property has been in



the same ownership for more than 30 years and traded successfully as a well-regarded guest house until approximately three years ago, when trading ceased due to ill health. The business enjoyed an excellent reputation amongst visitors to the Isle of Bute and historically benefited from consistently strong occupancy levels, although no trading accounts or business records are available and the property is not being sold as a going concern. The Isle of Bute continues to attract a wide variety of tourists throughout the year, including walkers, cyclists, golfers and wildlife enthusiasts, and the regular ferry service from Wemyss Bay allied with Glendale House’s prime location just minutes from the ferry terminal presents an exciting opportunity to re-establish and grow the business around this strong tourist demand. Comparable accommodation in Rothesay advertises double en-suite rooms in excess of £100 per night, with sea view rooms commanding a premium rate, which clearly illustrates the business potential on offer. Whilst the property offers a turnkey business opportunity, other alternative uses could be considered subject to all necessary consents. Whether restored as a boutique guest house, high quality bed and breakfast, exclusive use accommodation or a substantial private residence (subject to any necessary consents), Glendale represents an exceptional opportunity to purchase one of Rothesay's most iconic seafront properties in outstanding location. Early viewing is strongly recommended.



Area

Battery Place occupies one of Rothesay's most sought-after seafront locations, overlooking the picturesque Rothesay Bay and just a short, level walk from the CalMac ferry terminal, providing regular services to Wemyss Bay with onward rail links to Glasgow. The property is ideally positioned to benefit from the island's thriving tourism industry, with visitors drawn year-round to Rothesay Castle, Mount Stuart, scenic coastal walks, golf courses, beaches and the Victorian promenade. The town centre, with its excellent selection of independent shops, cafés, restaurants and leisure facilities, is within easy walking distance, making this an outstanding location for hospitality, holiday accommodation or residential use.

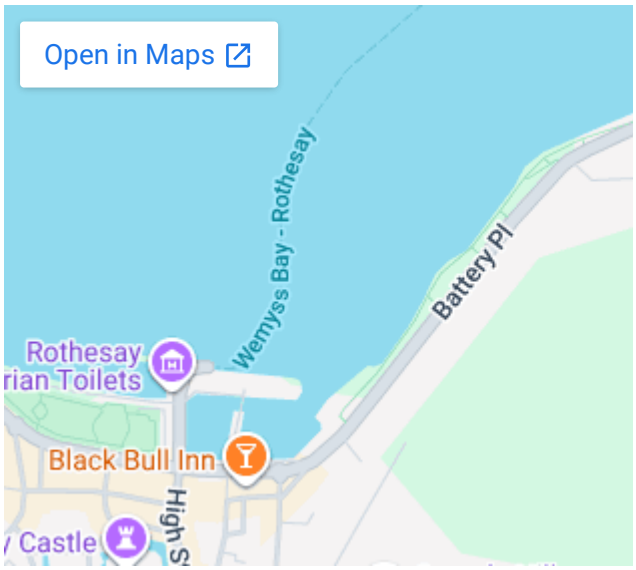
Tenure

Freehold

Local Authority

Argyll and Bute Council

Location Map



Additional Fees

Administration Charge - 3.6% inc VAT of the purchase price, subject to a minimum of £3600 inc VAT, payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Price Information

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.