





- Established and profitable 9-bedroom travel lodge business
- Unique historic property, originally built for the 1938 Empire Exhibition in Glasgow
- Prominent central location in the heart of Lochgilphead
- Excellent guest reputation with strong online ratings
- Substantial and spacious owner's accommodation
- Excellent base for exploring Argyll and convenient for onward travel to the islands
- Significant development opportunities, including increased room occupancy, extended trading, food service and private events



Description

Built in the 1930s and steeped in local history, Empire Travel Lodge is a distinctive property with a fascinating past and substantial owner's accommodation.

The business is configured as a nine-bedroom guest house, although the current owners trade using eight letting bedrooms to suit their operational requirements. All guest bedrooms benefit from en-suite facilities.

The property also benefits from spacious and comfortable owners' accommodation, including sole use of the first floor, which comprises two bedrooms, a lounge, a dining kitchen and a bathroom. In addition, the owners have exclusive use of a private lounge on the ground floor, with direct access to the garden and decked area, providing an appealing and secluded space separate from the guest accommodation.

The property has a remarkable history. It was originally constructed as the Empire News Theatre for the 1938 Empire Exhibition in Glasgow. Following the closure of the exhibition, it was one of the relatively few buildings to survive and was subsequently dismantled and reconstructed in Lochgilphead, where it became the Empire Cinema.

After its years as Lochgilphead's picture house came to an end, the building was converted into a snooker hall before beginning a new chapter in 1992, when it opened as a guest house.

Today, Empire Travel Lodge provides comfortable affordable accommodation in the heart of Lochgilphead. All guest rooms are ensuite, with tea and coffee-making facilities, irons and ironing boards. The property also offers spacious family rooms capable of accommodating larger family groups.





Its location makes it a convenient stopping point for visitors exploring Argyll and those travelling onwards to the islands, with the Islay ferry terminal approximately a 25-minute drive away.

The combination of its unusual heritage, substantial accommodation and flexible owner's living space gives Empire Travel Lodge considerable character and individuality.

Trade

Empire Travel Lodge is an established and profitable business which is currently operated on a deliberately restricted basis to suit the owners' personal circumstances, presenting considerable scope for a new owner to develop the trade further.

The business currently operates below the VAT registration threshold, with the owners choosing to trade for a limited season and utilise only eight of the available nine letting bedrooms.

The property has an excellent reputation with guests, reflected in strong online ratings, including 9.0 – "Superb" on Booking.com and 4.8 – "Excellent" on Tripadvisor.

The business has achieved a Pass food hygiene rating.

Staff

The business is owner-operated and managed by both proprietors, with occasional additional help as required. The current trading model is straightforward and manageable, with minimal staffing requirements, helping to keep overheads under control.



Reason For Sale

The business is being offered for sale as the owners are now looking to retire after many years of ownership

Location

Empire Travel Lodge occupies a prominent and convenient position in Lochgilphead, an attractive town at the head of Loch Gilp in the heart of Argyll on Scotland's west coast. As the administrative centre for the wider area, Lochgilphead provides a good range of everyday amenities and services, making it a practical base for both visitors and residents.

The town is well positioned for exploring the spectacular scenery, coastline and historic attractions of Argyll and the surrounding west coast. The area attracts visitors for walking, cycling, sailing, fishing and other outdoor pursuits, as well as those touring the region by car and motorcycle.

Lochgilphead also benefits from passing tourist traffic travelling through Argyll and onwards to the islands. The Kennacraig ferry terminal, providing services to Islay, is approximately a 25-minute drive to the south, making the property a convenient overnight stop for ferry passengers.

Nearby attractions include the historic village of Kilmartin and Kilmartin Glen, renowned for its remarkable concentration of prehistoric monuments, standing stones and archaeological sites. The picturesque harbour village of Crinan, the Crinan Canal and the surrounding coastline are also within easy reach.

With its central Argyll location, accessibility to ferry routes and proximity to many of the region's principal attractions, Empire Travel Lodge is well placed to benefit from the established tourism market while providing a convenient base from which guests can explore this highly scenic part of Scotland.





The Property

The property comprises a unique two-storey detached building dating from the 1930s, retaining a number of characteristic features from the period, including a distinctive large bay window to the front elevation. The external walls are of rendered brick construction with a whitewashed finish, giving the property a bright and traditional appearance. The building incorporates a mixture of roof styles, adding to its individual character. The accommodation benefits from double glazing throughout, while patio doors to the rear open directly onto the decked area, providing convenient access to the external grounds.

Public Areas

The entrance lobby and corridor provide access to the reception area and breakfast room, with steps leading to the inner corridor from which all letting rooms are accessed. These areas are clean, well presented and serviceable, providing a pleasant and welcoming environment for guests.

Letting Bedrooms

The Empire Travel Lodge offers a good range of en-suite letting bedrooms, including double, twin and family rooms, all conveniently located on the ground floor. The accommodation is clean, comfortable and well presented, providing suitable sleeping arrangements for couples, families and other travellers. Each bedroom benefits from a private bathroom with shower, flat-screen TV, fresh towels and a hairdryer.

Room 1	Double
Room 2	Family
Room 3	Double
Room 4	Double
Room 5	Twin
Room 6	Twin (currently part of owners accommodation)
Room 7	Double
Room 8	Double
Room 9	Family

Service Rooms

The service areas comprise a kitchen, laundry and store, all conveniently accessed from the reception area. These facilities are practical, well positioned and support the day-to-day operation of the hotel.

Owner's Accommodation

The spacious owner's accommodation is arranged over two floors. On the ground floor is a comfortable lounge with patio doors opening directly onto a decked area. A bathroom completes the ground-floor accommodation.

The entire first floor forms the main living accommodation and is bright, modern and generously proportioned. It comprises a spacious lounge and dining area leading through to the kitchen. There are two further well-proportioned bedrooms, together with ample storage throughout.

A partially floored attic is a useful usable storage space which could be further developed into accommodation.

Grounds

The property benefits from low-maintenance grounds, with a small wall to the front defining the boundary between the property and pavement. The front garden has a hard landscaped finish, while the remaining grounds incorporate gravelled and decked areas together with a lock-block driveway. There is ample private parking to the rear, along with a large shed featuring double doors and a sloping roof, providing useful external storage. A designated bin storage area is also provided and on street parking is also available.

Services

The property benefits from mains water, electricity and drainage. Wi-Fi connectivity is available, and LPG is provided for the tumble dryer.



Development Opportunities

The business offers considerable scope for further growth and increased revenue. Opportunities include bringing all available guest rooms into regular use and extending the current opening periods to increase occupancy and turnover.

There is also potential to re-open the well-received Empire Bistro and expand the food offering to include evening meals. Further income could be generated by catering for private functions and events, including funeral teas, family gatherings and other special occasions.

Furthermore, the substantial owner's accommodation could potentially be converted into additional letting accommodation, significantly increasing the number of revenue-generating rooms, subject to any necessary consents.

Accounts

Full accounting information will be made available to interested parties subsequent to viewing.

Short Term Letting Licence

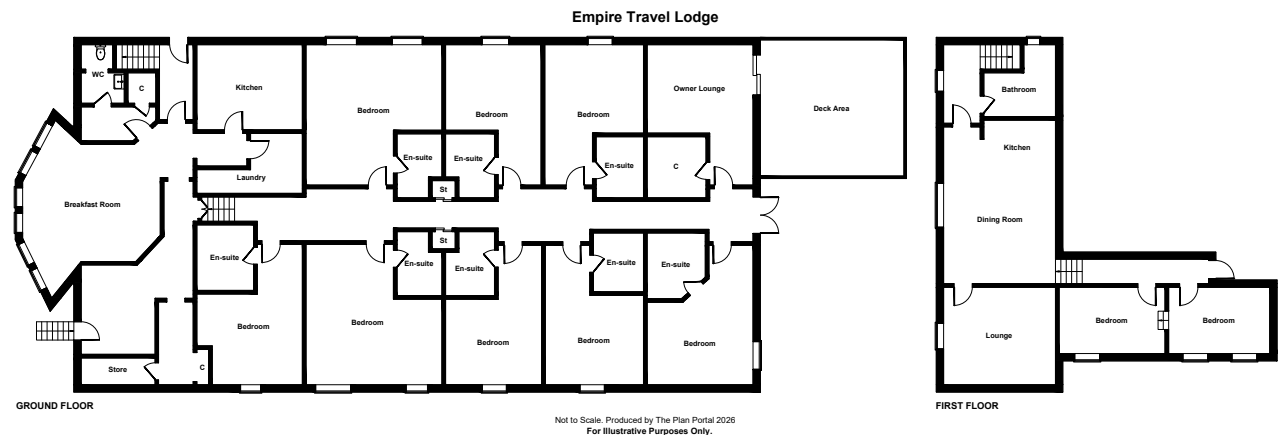
The property falls within Class 7, and as such, a Short Term Letting Licence (STLL) is not required.

EPC Rating

The EPC rating for Empire Travel Lodge is TBC.

Title Number

The title number for Empire Travel Lodge is ARG1643.



Rates / Council Tax

Empire Travel Lodge has a rateable value of £15,225 as at April 2026, property reference number 01/03/A45780/0048C. With the residential apportionment being £2925 and the non residential apportionment being £12300. and could benefits from some discount under the Small Business Bonus Scheme for eligible businesses. Council tax band A ref: 01/03/A45780/0048C.

Website

<https://www.empirelodge.co.uk/>

Plans

An indicative plan is available upon request from the selling agents ASG Commercial.

Price

A Guide Price of £525,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

Finance & Legal Services

ASG Commercial Ltd is in touch with a variety of different lenders who can provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction where appropriate. We also have many contacts in the legal profession who can assist in all legal matters arising.

Directions

See location map. What3words reference is [///moves.titles.hubcaps](https://www.what3words.com/moves/titles/hubcaps)

Viewing

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 1 Cromwell Road,
Inverness, IV1 1SX

Tel: 01463 714757
E: admin@asgcommercial.co.uk
Web: www.asgcommercial.co.uk

Offers

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.

