



Oakshaw Guest House | West Brae | Paisley | Renfrewshire | PA1 2EB

# Oakshaw Guest House, West Brae, Paisley, Renfrewshire, PA1 2EB

- 12 Letting Room Guest House
- Air BnB Style Operation
- Excellent Location
- Close Proximity Glasgow Airport
- Easily Managed
- Robust Income Streams

## Situation

West Brae in Paisley presents an advantageous location for acquiring a guest house business. Situated approximately 8 miles from Glasgow city centre and just over a mile from Glasgow Airport, this area offers a strategic position for accommodating both leisure and business travellers.

The proximity to Glasgow Airport is particularly beneficial for capturing the market of overnight stays for early morning flights or late arrivals. The area's robust transport network enhances its appeal to guests. Paisley Gilmour Street station provides regular train services to Glasgow, while the M8 motorway offers direct access to the airport and city centre.

For guest house operators, the location provides diverse attractions to recommend to visitors. The Glasgow Science Centre and the Riverside Museum of Transport and Technology, both within 13 km, can serve as drawcards for tourists. The area's connection to local footpaths and the National Cycle Network could attract guests interested in outdoor activities. The presence of the West Brae Inn suggests an existing hospitality market in the vicinity.

This combination of proximity to major transport hubs, easy access to Glasgow's attractions, and local amenities positions West Brae as a prime location for a guest house business, offering potential for both short-stay airport passengers and longer-term visitors exploring the Greater Glasgow area.





## The Business

Oakshaw Guest House, strategically located near Paisley's centre and just 1 mile from Glasgow Airport, operates as a thriving serviced accommodation business. This 12-bedroom establishment, running since August 2012, has proven to be a veritable workhorse in the local hospitality industry, generating a high revenue stream and maintaining strong profitability.

The guest house's business model is streamlined for efficiency, with part-time housekeeping staff assisting in its smooth operation. This lean management approach contributes significantly to its profitability, allowing for optimal resource allocation while maintaining high standards of cleanliness and guest satisfaction.

Oakshaw's dynamic pricing strategy, with room rates ranging from £60 per night in low season to £90 in high season, enables the business to maximize revenue throughout the year. This flexibility, combined with its prime location near Glasgow Airport and easy access to Central Glasgow's attractions, ensures a steady flow of both business and leisure travellers.

The guest house's success is further bolstered by its commitment to guest comfort, evidenced by recently refurbished rooms and décor. By operating in a manner similar to Airbnb, Oakshaw Guest House offers a personalized experience that resonates with modern travellers, contributing to its reputation as a leading accommodation provider in the area and solidifying its position as a highly profitable venture.



## Property

Oakshaw Guest House, situated in Paisley, is a well-appointed accommodation offering a range of comfortable rooms across two floors. The property features an entrance from Westbrae, complete with a porch that provides access to the stairs leading to the first and second floors.

Each floor boasts an identical layout, comprising six rooms and two shared bathrooms. The guest house offers a variety of room types to cater to different needs, including single, double, and family rooms. All 12 rooms have been recently redecorated and are individually furnished, ensuring a unique and pleasant stay for each guest.

The rooms are well-equipped with modern amenities to enhance comfort and convenience. Guests can expect to find essentials such as flat-screen TVs, electric kettles, and free WiFi in their rooms. Some rooms may also include additional features like desks, further adding to the functionality of the space.

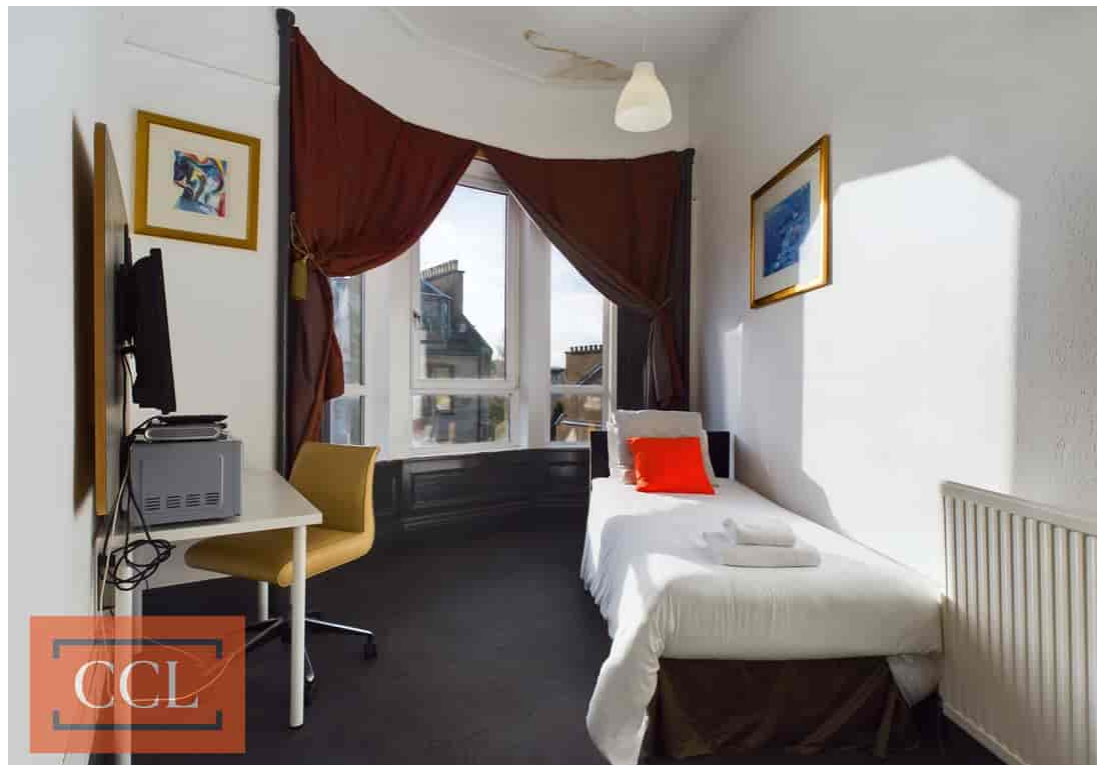
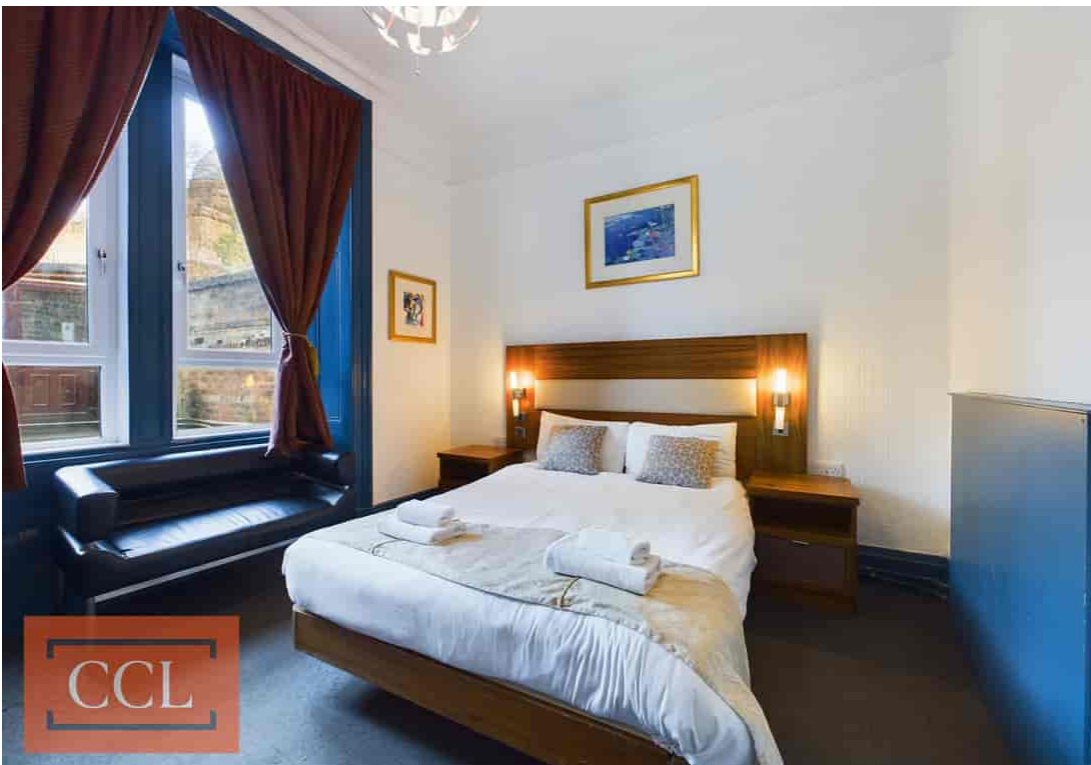
Oakshaw Guest House prides itself on providing high-quality customer service and maintaining clean, tidy, and up-to-date rooms. Its convenient location, coupled with its well-maintained facilities, makes it an attractive choice for visitors to Paisley and the surrounding Glasgow area.



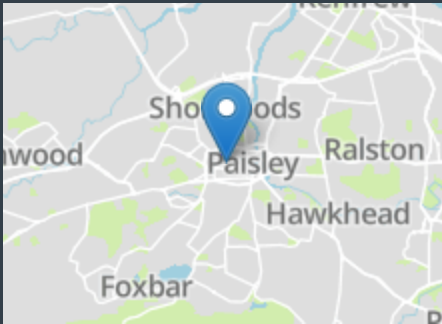
## External

The property is accessed from the pavement on West Brae. There is a roof terrace and a separate laundry.









### Trading Information

Trading Information will be released after formal viewing has taken place.

### Tenure

Scottish equivalent of Freehold.

**Floor 0 Building 1**

**Floor 1 Building 1**

**Approximate total area<sup>(1)</sup>**  
268.99 m<sup>2</sup>

**Floor 2 Building 1**

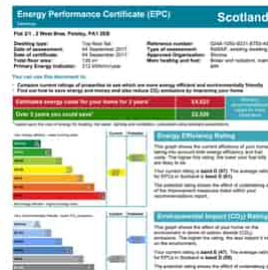
**Floor 0 Building 2**

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



All appointments to view this or any of our other properties must be made through the vendors sole agents:

CCL Property

62 High Street, Elgin, Moray, IV30 1BU

T: 01343 610520

[www.cclproperty.com](http://www.cclproperty.com)

Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.