

# FOR SALE

LICENSED PROPERTY WITH 18  
LETTING BEDROOMS

On the instructions of  
Mr Stuart Robb, Liquidator of Skyforth Limited



## THE ESPLANADE HOTEL

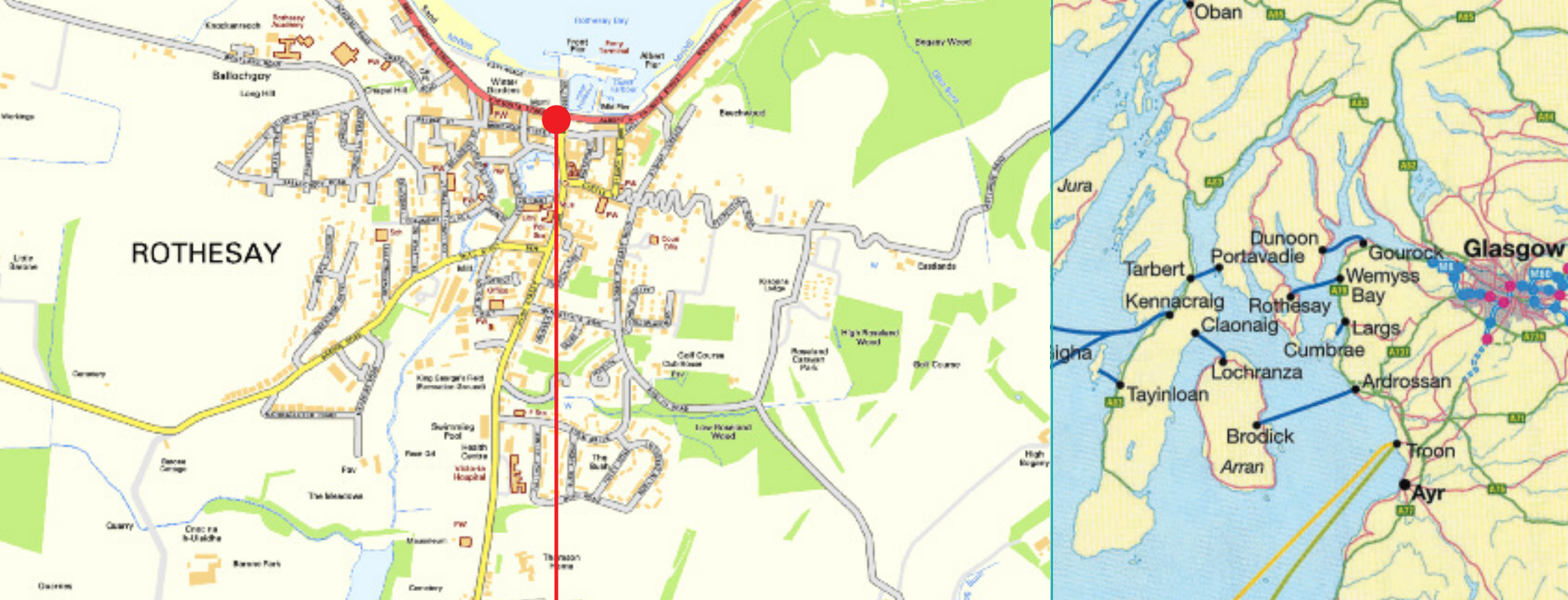
4 HIGH STREET, ROTHESAY,  
ISLE OF BUTE, PA20 9AR

OFFERS OVER £95,000.





- Situated within a busy trading location, directly opposite Rothesay Ferry Terminal, within the town centre.
- Bar/restaurant arranged over the first floor. Ancillary accommodation, including a breakfast room, fully fitted kitchen, stores and customers toilets.
- 18 letting bedrooms, two of which have ensuite facilities plus shared bathrooms.
- Substantial property suitable for a variety of uses, all subject to consents.



## LOCATION

The attractive Isle of Bute is situated off the highly scenic west coast of Scotland. The island is easily reachable by ferry, the main crossing being from Wemyss Bay on the mainland to Rothesay. Wemyss Bay is accessible from Glasgow city centre with regular rail and bus services, together with excellent road communications.

Rothesay is the principal town on the Isle of Bute. At the centre of the town is Rothesay Castle, a ruin which dates back to the 13th century. The town is regarded as a highly popular tourist destination, particularly from residents of the west coast of Scotland. In addition, due to the location of the island, off the west coast of Scotland, the town is highly popular with sailors benefiting from the attractive sailing routes along the Western Kyles.

Specifically, the Esplanade Hotel is situated in a prime position within the centre of the town, directly opposite the Ferry Terminal. The premises, therefore, benefit from significant pedestrian and vehicular traffic flow.

There is no doubt that the subjects benefit from a first class trading location, able to draw on many income drivers.

## DESCRIPTION

The Esplanade Hotel is arranged over part-ground, first, second and part-attic floors of a three-storey and attic stone constructed building, under a pitched roof, clad externally in slate. In addition, there are a variety of extensions situated to the rear.

There is a large lobby area arranged over the ground floor, with staircase access to the first floor. Thereafter, there is further accesses to the upper floors.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Lobby

Large entrance lobby, with open staircase leading to the first floor accommodation.

#### Bar/Restaurant

With virtually full height windows to the front, providing highly attractive views over the Firth of Clyde. Seating is provided for approximately 60 persons from a mix of loose timber tables and chairs. A bar servery is set to one side. The bar/restaurant benefits from timber floors and high plastered ceilings.

#### Kitchen

Fully fitted commercial kitchen situated to the rear of the bar/restaurant. A preparation area is situated to the side. In addition, there is a fridge and freezer store.

#### Ancillary Accommodation

Customer toilets, manager's office and stores.

### FIRST & SECOND FLOORS

#### Accommodation

There are a total of 18 letting bedrooms arranged over the first and second floor. Two letting bedrooms have ensuite facilities. The remaining letting bedrooms share of total of three shower rooms and one bathroom. In addition, there is a separate WC.





## TENURE

The property is held on heritable tenure.

## SERVICES

We understand that the property is connected to mains water, electricity, gas and drainage. We understand that heating is from a gas fired central heating system.

## PREMISES LICENCE

There is a premises licence in place under the 2005 Licensing (Scotland) Act.

## RATES

The subjects are entered in the Valuation Roll as a hotel, with a Rateable Value of £23,500, effective from 1st April 2023. There is a draft Rateable Value of £17,200, which will be effective from the 1st April 2026. A new occupier will have the right to appeal the Rateable Value.

## THE OPPORTUNITY

We have been instructed to sell the Esplanade Hotel by Mr Stuart Robb, Liquidator of Skyforth Limited. Following the liquidation of Skyforth, the business closed in late 2025.

The Esplanade, historically, was well known for its first floor bar and restaurant, being one of the most popular venues within the core town centre. The hotel also benefits from significant letting accommodation. Although a number of the letting bedrooms are not ensuite, they would be ideal for contractors visiting the island.

Given the circumstances of the sale, no historic accounting information is available to a purchaser. The premises would be ideal for a restaurant/licensed operator to re-open, historically, a very popular licensed venue with the added benefit of the upper floor letting bedrooms.

## PRICE

The Esplanade Hotel has been placed on the market at offers over £95,000 for the benefit of the heritable interest, to include all fixtures and fittings. The price is reflective of the current circumstances of the sale and the condition of the asset.

## EPC

The property has an EPC rating of G.





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## ADDITIONAL INFORMATION

### VIEWING – STRICTLY BY APPOINTMENT

For an appointment to view please contact the joint agent:

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**Smith & Clough**  
BUSINESS ASSOCIATES  
LICENSED | ESTATE AGENTS

## ANTI MONEY LAUNDERING

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 on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence. CDLH and for the Vendors of this property, whose agents they are, give notice that (i) the particulars are set out as a general outline only for guidance of intending operators and constitute that neither the whole or part of any offer or contract; (ii) all descriptions, dimensions, or references to condition and necessary permission for use and occupation of the hotel are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise as to the correctness of each of them; (iii) no person in the employment of CDLH has the authority to give any representation or warranty whatsoever in relation to this property (iv) any trading or financial information is for indicative purposes only, prepared at the time of publication and should not be relied upon and cannot be warranted in any way.