

**FOR SALE/
MAY LET**

Hotel, Restaurant, Function Venue & Bar

Potential for residential
conversion, aparthotel or sub-
division

Large, south facing rear beer
garden – potential additional
building plot

Private car parking

Nine en-suite bedrooms,
bar/restaurant, function area &
developable rear beer garden

GIA – 6,137 Sq Ft (570.14 Sq M)

Sale – Offers Over £300,000

Letting – Offers Over £40,000 per
annum



VIRTUAL TOUR



WHAT 3 WORDS

PORTMANN HOTEL, 42 PORTLAND ROAD, KILMARNOCK, KA1 2DL

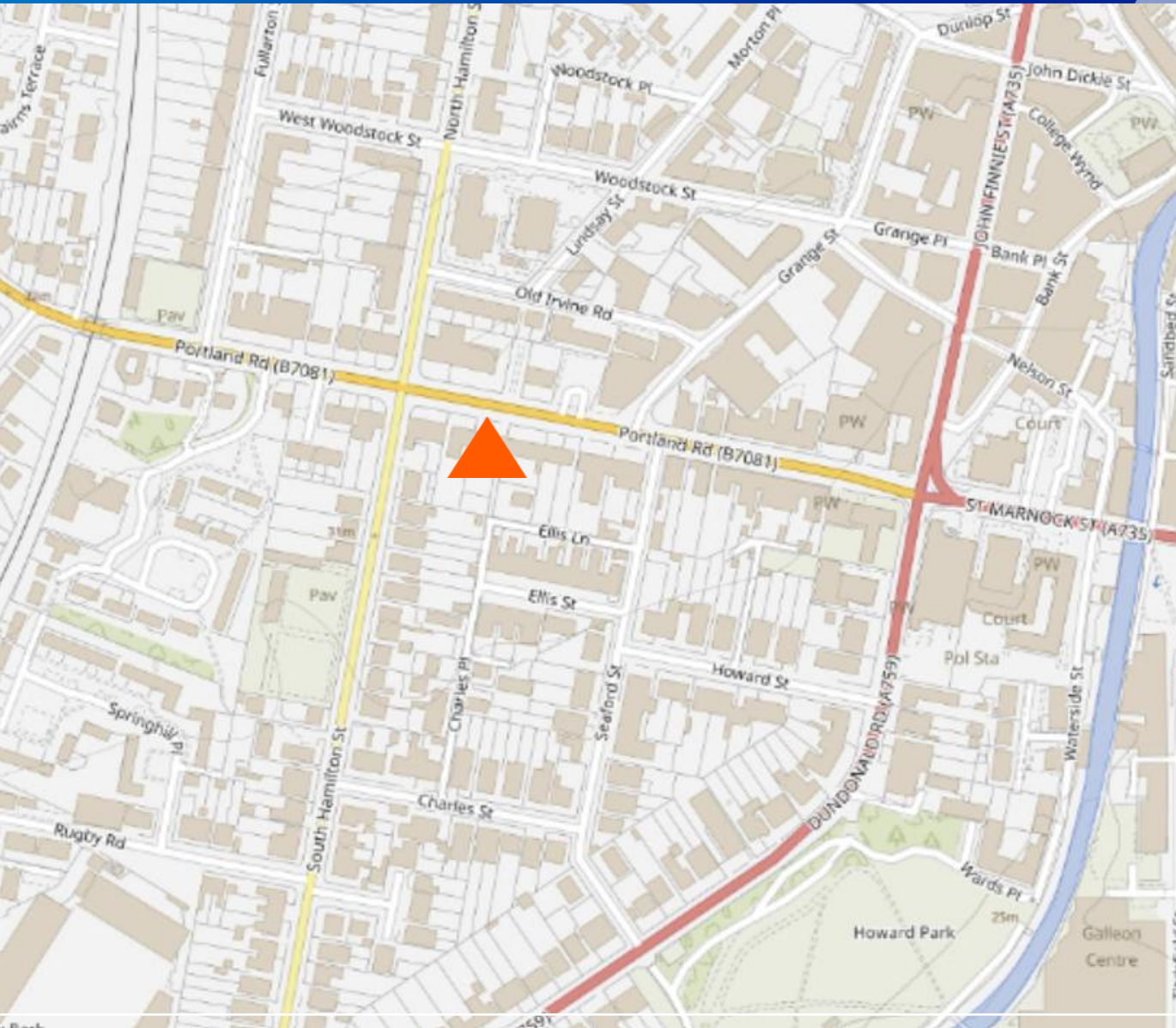
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shepherd.co.uk**





Location

FORMER PORTMANN HOTEL, 42 PORTLAND ROAD, KILMARNOCK, KA1 2DL



The subjects are located within the town of Kilmarnock the principal settlement in the East Ayrshire Council area which has a resident population of around 46,500.

Kilmarnock is located around 22 miles south-west of Glasgow, immediately west of the A77/M77.

The subjects are located on the south side of Portland Road, close by its junction with South/North Hamilton Street in an area of mixed residential & commercial use lying to the east of Kilmarnock Town Centre.

Dedicated car parking is available on-site with plentiful public car parking available in the immediate locality.

Kilmarnock Train Station and Bus Station lie just 0.5 mile and 0.6 mile away respectively.



FIND ON GOOGLE MAPS



External Description

FORMER PORTMANN HOTEL, 42 PORTLAND ROAD, KILMARNOCK, KA1 2DL



The subjects comprise a detached hotel, bar and restaurant formed primarily in blonde sandstone/brick surmounted in pitched, hipped and slated roof incorporating various dormer projections.

There is a front facing car park accessed directly from Portland Road in addition to large garden grounds to the rear currently laid out as a beer garden/play park. The front car park is laid in tarmac and bounded in stone walls with the rear garden grounds laid in a mixture of monoblock and astroturf bounded in timber fences and stone walls. The rear garden grounds can be accessed independently from Charles Place and provides potential for an independent residential building plot, subject to the necessary consents, or indeed for additional parking.

Entrance to the front elevation is via a central pedestrian doorway benefitting from ramped wheelchair access with loading access available via a second pedestrian doorway to the front elevation. Rear access/egress is available via one of three pedestrian doorways. Windows are uPVC double glazed in the main.



Internal Description

FORMER PORTMANN HOTEL, 42 PORTLAND ROAD, KILMARNOCK, KA1 2DL



Internally, flooring is a mix of suspended timber and concrete construction overlaid in laminate flooring, carpet and tiles throughout. Internal walls are mainly of plasterboard construction in a painted finish throughout with ceilings of same.

We assume mains services include three phase electricity, gas, water and drainage. There are two modern Ideal combination boilers we assume providing heating and hot water to the property. Lighting is of LED in the main.

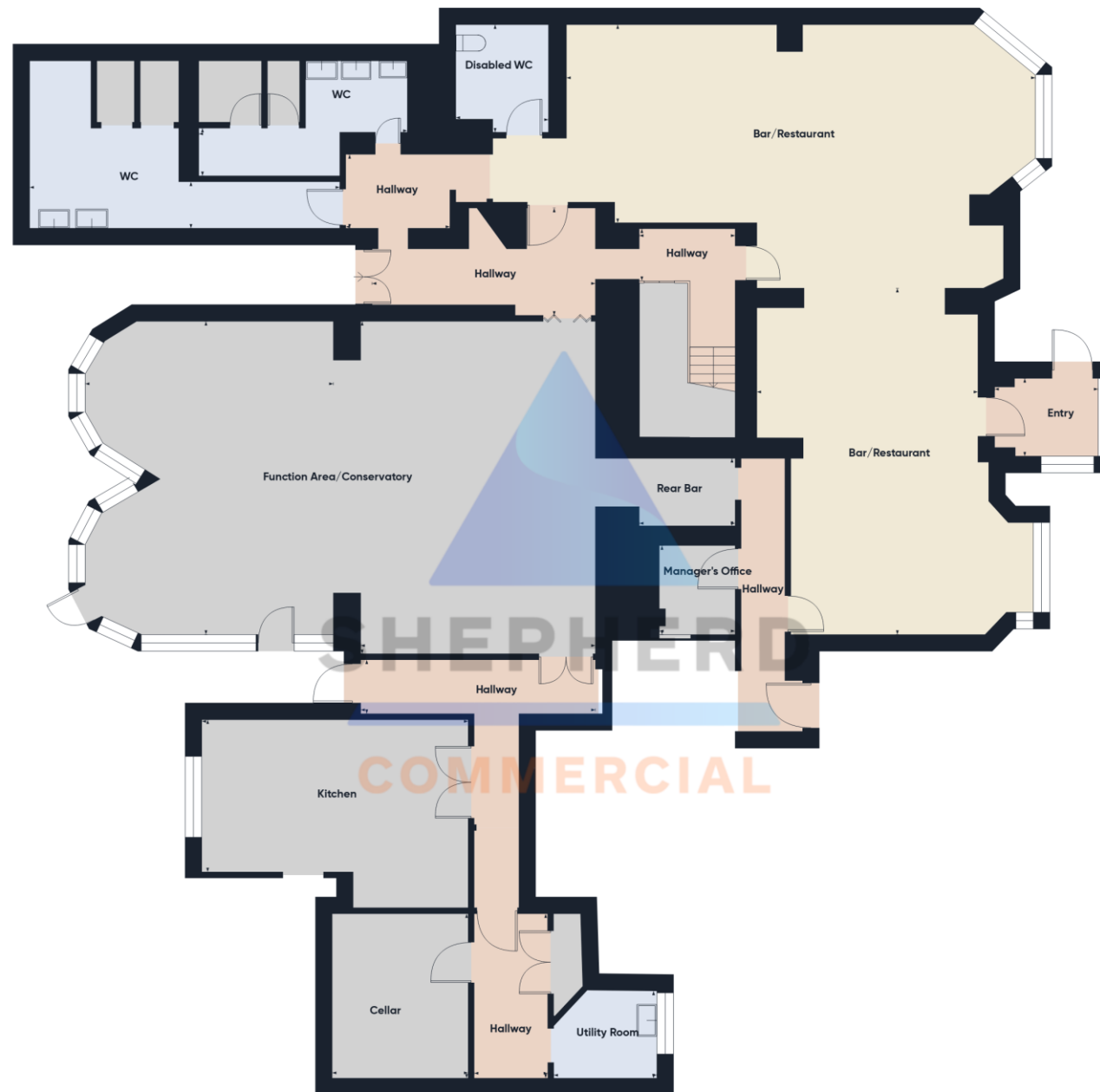
	M ²	ft ²
	570.14	6,137

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plan – Ground Floor

FORMER PORTMANN HOTEL, 42 PORTLAND
ROAD, KILMARNOCK, KA1 2DL

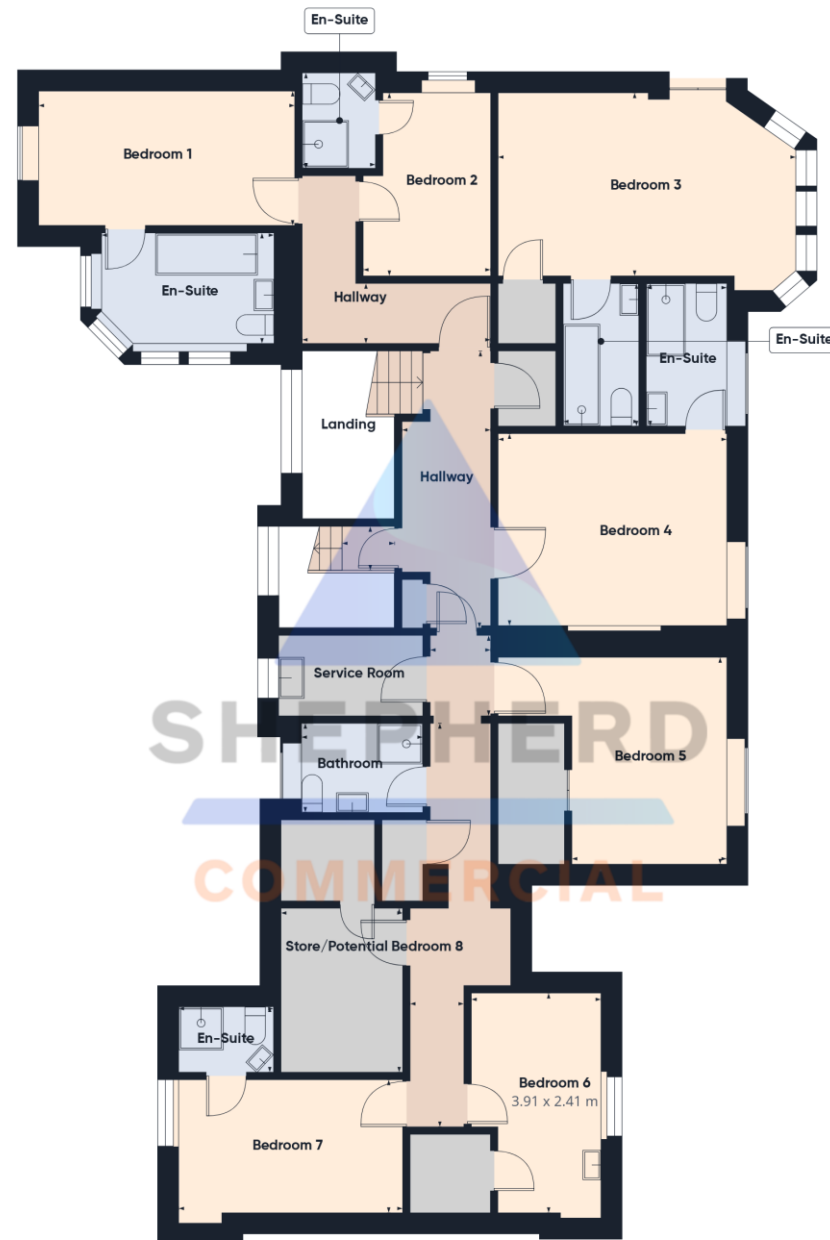


Floor 0



Floor Plan – First Floor

FORMER PORTMANN HOTEL, 42 PORTLAND
ROAD, KILMARNOCK, KA1 2DL

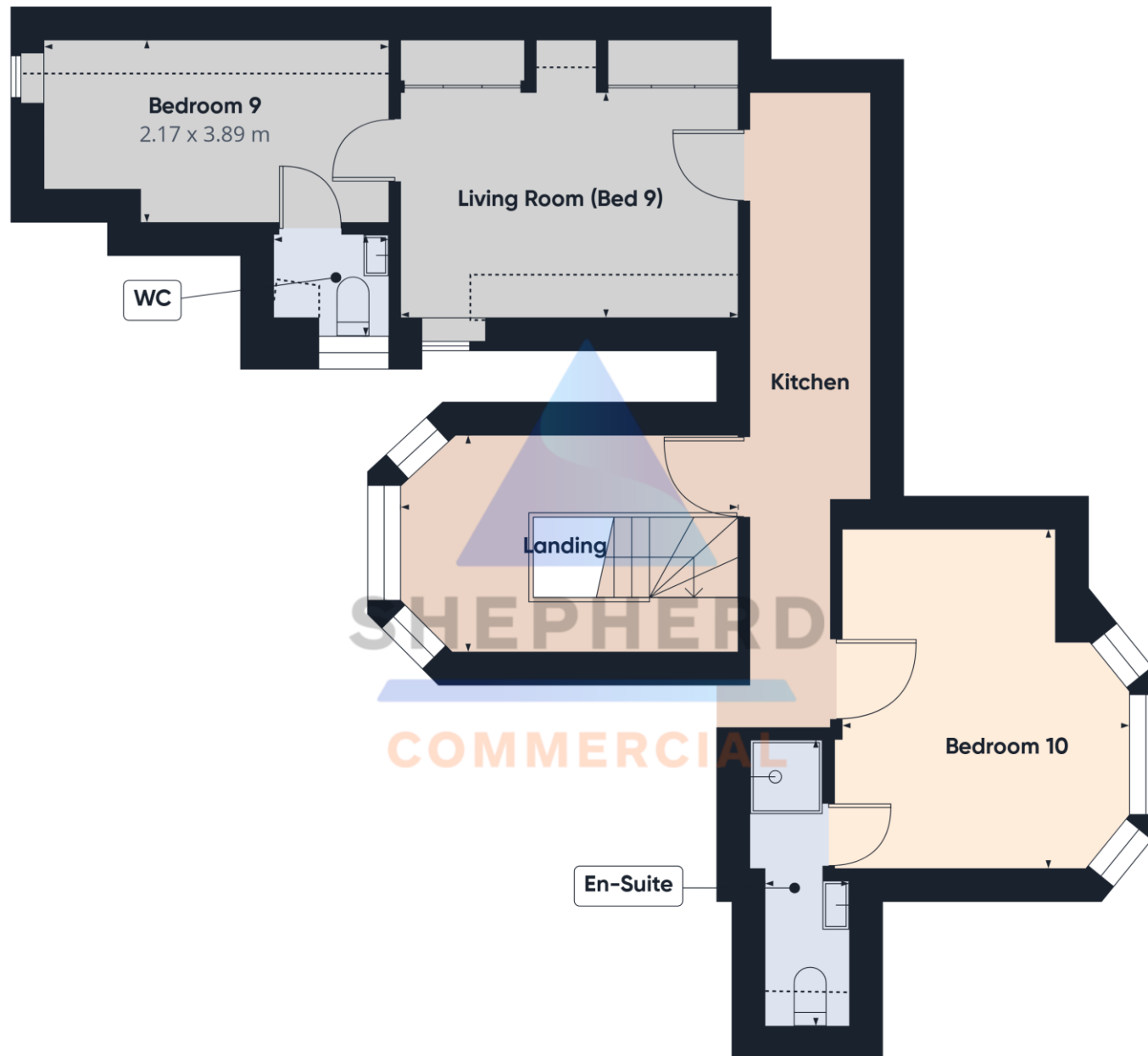


Floor 1



Floor Plan – Attic

FORMER PORTMANN HOTEL, 42 PORTLAND
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Rental

Our client's preference is to dispose of the property by way of a sale, however would consider letting the property and rental proposals over £40,000 per annum including a substantial deposit and personal guarantee(s) are invited.

Lease Terms

The property is available on a Full Repairing and Insuring lease.

Sale Price

Offers over **£300,000** are invited.

Planning

We assume the subjects benefit from Class 7 (Hotels & Hostels) in terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997 as amended.

The property does not form part of a listed building, although is situated in the Dundonald Road conservation area.

Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £46,500

Energy Performance Certificate

The property has an energy rating of E. A copy of the EPC is available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

We understand the property has been elected for VAT and therefore VAT is payable upon the purchase price/rent.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the tenant will be responsible for tax and registration dues in the normal fashion.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

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 not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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