

**FOR SALE/
MAY LET**

Hotel, Bar/Restaurant & Function Suite

Prominent coastal setting in a popular town.

Fully fitted turnkey opportunity.

Potential for residential conversion subject to planning.

Generous car park to rear.

Gross Internal Area
985.0 sq.m (10,602 sq.ft)

Offers Over £495,000 or Rental
Offers Over £50,000 per annum



WHAT 3 WORDS

**THE LAURISTON HOTEL. 15 SOUTH CRECENT ROAD,
ARDROSSAN KA22 8EA**

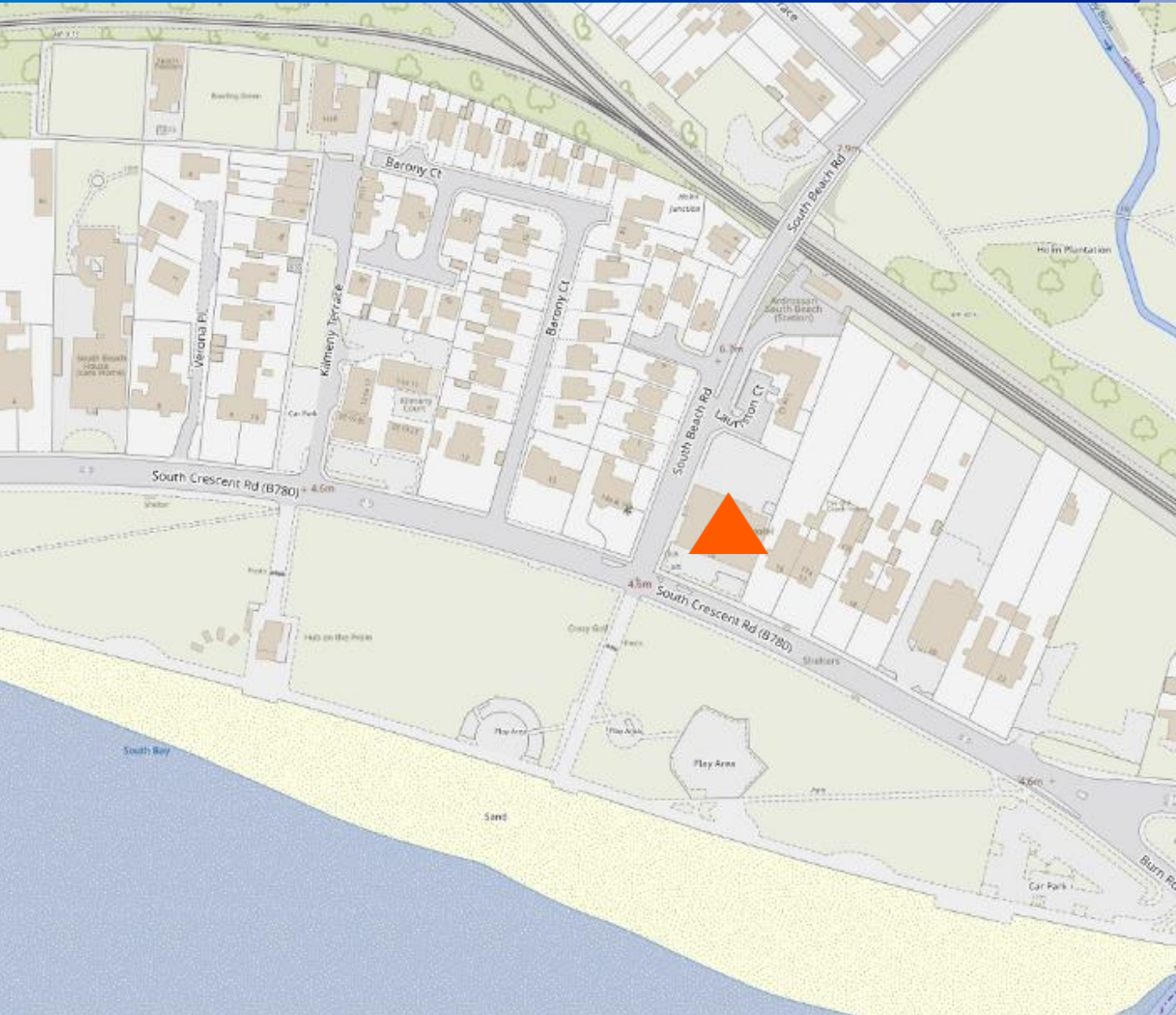
CONTACT: Kevin N Bell BSc MRICS | kevin.bell@shepherd.co.uk | 01292 267987 | www.shepherd.co.uk





Location

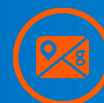
THE LAURISTON HOTEL, 15 SOUTH CRESCENT ROAD, ARDROSSAN



The subjects are set within the town of Ardrossan which has a resident population of around 11,000 and forms part of the “Three Towns” conurbation which lies in the North Ayrshire Council area around 10 miles north west of Irvine.

The town enjoys reasonable transport links by both road and rail with the A78 bypass improving road access in the area. The town also benefits from a mainline railway station and is the main ferry crossing point from the mainland to the Isle of Arran.

The subjects are located on South Crescent Road, a popular edge of town centre location with open coastal views and characterised by substantial Victorian villas, the majority of which are in residential use.



FIND ON GOOGLE MAPS



Description

THE LAURISTON HOTEL, 15 SOUTH CRESCENT ROAD, ARDROSSAN



The subjects comprise a hotel located within a regular level shaped site extending to approximately 0.22 hectares (0.55 acres) with external areas including a twenty six vehicle car park to the rear and beer garden/terrace to the front.

The original building is formed in stone and slate formed over two storeys and attic and dating back to the late 19th century, substantial single storey extensions wrap around the original building.

The property is finished along traditional lines internally with the accommodation comprising the following:

Ground Floor

- Hotel Reception
- Restaurant
- Public Bar
- Function Suite
- Private Dining Room
- Kitchen
- Wc Facilities
- Cellarage
- Various Store Rooms



Description

THE LAURISTON HOTEL, 15 SOUTH CRESCENT
ROAD, ARDROSSAN



First Floor

- Room 1 – Triple Room with Ensuite Shower Room
- Room 2 – Double Room with Ensuite Shower Room
- Room 3 – Double Room with Ensuite Shower Room
- Room 4 – Twin Room with Ensuite Bathroom & Shower Over
- Room 5 – Triple Room with Ensuite Bathroom & Shower over

Second Floor

- Two Staff Rooms
- Three Store Rooms
- Shower Room

Accommodation

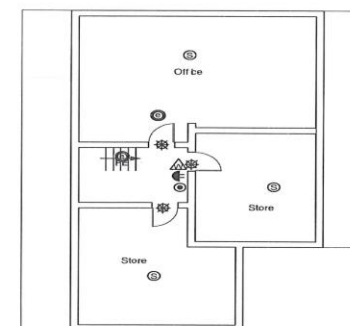
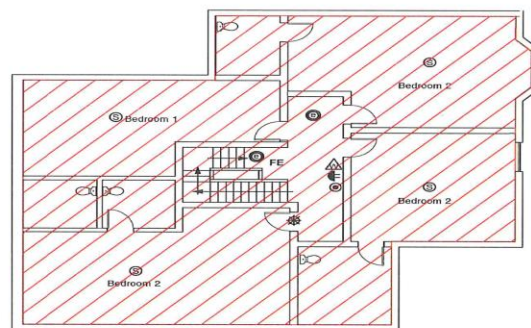
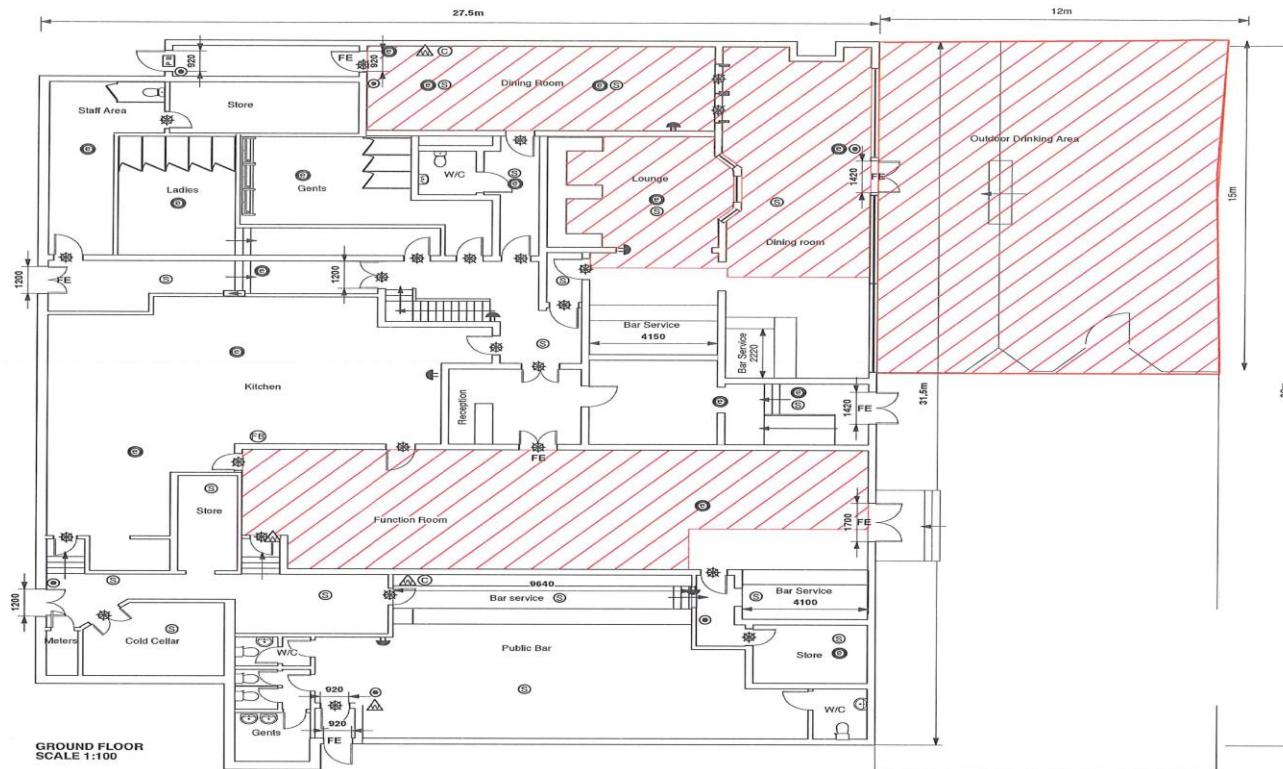
	m ²	ft ²
Hotel Premises	985.0	10,602
	985.0	10,602

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 Plans

THE LAURISTON HOTEL, 15 SOUTH CRESCENT ROAD, ARDROSSAN





Rental

Our client's preference is to dispose of the property by way of a sale however would consider a lease, rental offers **over £50,000 per annum** are invited. The tenant may be requested to provide a deposit and/or a personal guarantee.

Lease Terms

The property is available on a full repairing and insuring lease.

Price

Offers over **£495,000** are invited.

Licence

The subjects currently hold a Premises Licence under the terms of the Licensing (Scotland) Act 2005.

Rateable Value

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

RV £43,400

Energy Performance Certificate

A copy of the EPC is available upon request.

VAT

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

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

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.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. JULY 2026

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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