



2-4 Cassillis Street | Ayr | KA7 1DW

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2-4 Cassillis Street, Ayr, KA7 1DW

- 10 Bedroom Hotel
- Fully Licensed
- Long Established
- Close Proximity to Ayr City Centre & Beach
- 2 Bed Owner's Accommodation
- Easily Managed with Part Time Staff

Situation

The Arrandale Hotel enjoys a prime location in the heart of Ayr, offering guests the perfect blend of tranquillity and convenience. Situated in the oldest part of town, this charming establishment is nestled on a quiet residential street, providing a peaceful retreat for visitors.

The hotel's proximity to Ayr's sandy beach is one of its most appealing features, with the shoreline a mere two-minute stroll away. This makes it an ideal choice for those seeking seaside relaxation or invigorating coastal walks. The town centre is equally accessible, also just a two-minute walk from the hotel. Here, guests can explore a variety of shops, restaurants, and local attractions.

Wellington Square, a picturesque Georgian square, is a short four-minute walk from the hotel. For families, Pirate Pete's Family Entertainment Centre is within easy reach, offering fun activities for children. The Ayr Pavilion, a popular entertainment venue, is also nearby.

Transportation links are excellent, with Ayr Railway Station a convenient 0.6 miles away. For air travel, Glasgow Prestwick Airport is just 3.7 miles from the hotel, ensuring easy access for both domestic and international travellers. The much busier Glasgow Airport is a further 40 miles away.





The Business

The Arrandale Hotel in Ayr is a charming 3-star establishment located in a prime position, just a short walk from the town centre and the beautiful sandy beach. With 10 well-appointed rooms, the hotel offers a variety of accommodation options to suit different needs and budgets.

Currently operating on a bed and breakfast basis since the COVID-19 pandemic, the Arrandale Hotel has significant potential for expansion. Previously, the hotel was exceptionally busy with functions, and its restaurant and bar were open to non-residents for lunch and evening meals. The dining room can accommodate 20 covers, while the sitting room can be set up for an additional 16 covers if required.

Ayr is a popular seaside resort and tourist destination, offering visitors a range of attractions including a charming seafront, art galleries, race course, leafy suburbs, and excellent golfing facilities. The town's proximity to Glasgow (37 miles southwest) makes it easily accessible for domestic and international travellers. Ayr's popularity as a tourist destination provides a solid foundation for the hotel's potential growth.

The hotel's bar, though currently under utilised, holds an alcohol license and could be revitalized to attract both residents and non-residents. The property's location near the beach and town centre makes it an ideal base for exploring local attractions such as the Robert Burns Birthplace Museum, Ayr Racecourse, and numerous golf courses.

With 18 years of family ownership and a strong base of repeat customers, the Arrandale Hotel has established a loyal clientele. The current owners have maintained the property well. The business is run by the owner with the assistance of 3 part time staff members.

New owners could consider reopening the restaurant for regular service, expanding the events and functions offerings, and potentially developing partnerships with local attractions to create package deals for tourists. The hotel's prime location and existing reputation provide a solid foundation for growth in Ayr's thriving tourism market.



Property

The Arrandale Hotel in Ayr is a charming property that offers a perfect blend of traditional elegance and modern comfort. This well-maintained establishment boasts 10 bedrooms, including 9 en-suite rooms and one single room with a private bathroom[1]. The diverse accommodation options cater to various needs, featuring a mix of double, twin, single, and family rooms.

Upon entering the hotel, guests are greeted by a welcoming main reception area. To the left, the dining room awaits, while to the right, a spacious guest lounge with a bar, fireplace, and ample seating creates an inviting atmosphere. This versatile space is ideal for functions or could potentially be opened to non-residents, adding value to the property.

The Arrandale Hotel retains many original features, including ornate cornicing, which adds character and charm throughout the building. At the rear, a large, well-equipped commercial kitchen serves the dining needs of guests, complemented by a utility and service area.

The first floor, accessible via two separate stairwells from the main reception and the North Wing, houses two letting rooms, both doubles with en-suite bathrooms. Each of the 10 letting rooms is individually decorated and well-furnished, ensuring a unique and comfortable stay for guests. Five bedrooms offer views overlooking Cassillis Street, while three rooms have a pleasant rear aspect.

Recent upgrades include a modernised fire alarm system, demonstrating the owners' commitment to guest safety and property maintenance. The Arrandale Hotel's prime location, just a short 5-minute walk from Ayr Baptist Church Centre and the beach, makes it an attractive option for both leisure and business travellers.

With its combination of period features, well-appointed rooms, and versatile communal spaces, the Arrandale Hotel presents an excellent opportunity for those seeking a characterful property in the heart of Ayr.

External

A charming terraced area overlooks Cassillis Street, providing visitors with a pleasant spot to relax and enjoy the surroundings. At the front of the building, a small area is furnished with tables and chairs, offering a comfortable space for guests to unwind. This area also includes a designated smokers' section. For those arriving by car, the hotel provides several convenient parking with free on-street parking is available directly on Cassillis Street, whilst a dedicated car park is situated directly in front of the hotel, providing ample space for guests' vehicles. There is a private driveway leading to a garage.







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