



**Eden Lodge Hotel, Whiting Bay -**

# Eden Lodge Hotel, Whiting Bay, Isle of Arran.

Long established fully licensed hotel in prominent trading location in Whiting Bay showing healthy turnover and good profits. Accommodation includes public bar with dining area and pool/games room, well equipped kitchen and stores, basement bar and cellar, 7 letting bedrooms, car parking and beer garden.

**Directions:** From Brodick pier turn left and proceed through Lamlash to Whiting Bay. Travel to the centre of the village where The Eden Lodge Hotel is located on the right hand side.

Eden Lodge Hotel is a traditional yellow sandstone establishment dating back to 1903 with accommodation on basement, ground and first floors.

It has a prominent roadside location in the beautiful village of Whiting Bay directly opposite the sandy beach. There is adequate car parking and beer garden with views across the bay and sitting area overlooking the adjacent bowling green.



# Eden Lodge Hotel

The hotel has seven bedrooms, bar/restaurant, games area and basement, function/sports bar and beer cellar

On the ground floor there is a spacious entrance vestibule with disabled toilets off as well as the main bar area, restaurant, games room, kitchen, stores and ladies and gents toilets.

The village of Whiting Bay is a very attractive seaside holiday village with excellent selection of local shops, garages, bowling green, putting green, 18 hole golf course. It also has a primary school and a secondary school at Lamlash to which pupils are conveyed daily by bus.

The Eden Lodge Hotel is the only pub in the village and enjoys a loyal local trade.

Accommodation in more detail:

The main entrance from the car park leads to quarry tiled entrance vestibule from which is the disabled toilet and doorway through to the bar.

The public bar/restaurant has an attractive gantry bar area built with the use of natural stone and polished pine bar and gantry. At present there are 8 fonts, Italian coffee machine, display fridges, sinks and wash basin.





# Kitchen

The well equipped kitchen has stainless steel serve over prep tables, 8 ring gas cooker with ovens and stainless steel extract hood canopy and is well equipped with deep fryers, microwaves, several sinks, wash basin, fridges, freezers and larder.

To the rear is a laundry area with commercial washing machine and tumble drier.

The bar area has a doorway to the side with external ramp leading to a sitting area overlooking the adjacent bowling green.

The main beer garden at the front of the property overlooks the sandy beach and the Firth of Clyde. The restaurant area has seating for over 40 diners plus bar seating and off the bar is a separate games room with pool table.



# Bedrooms

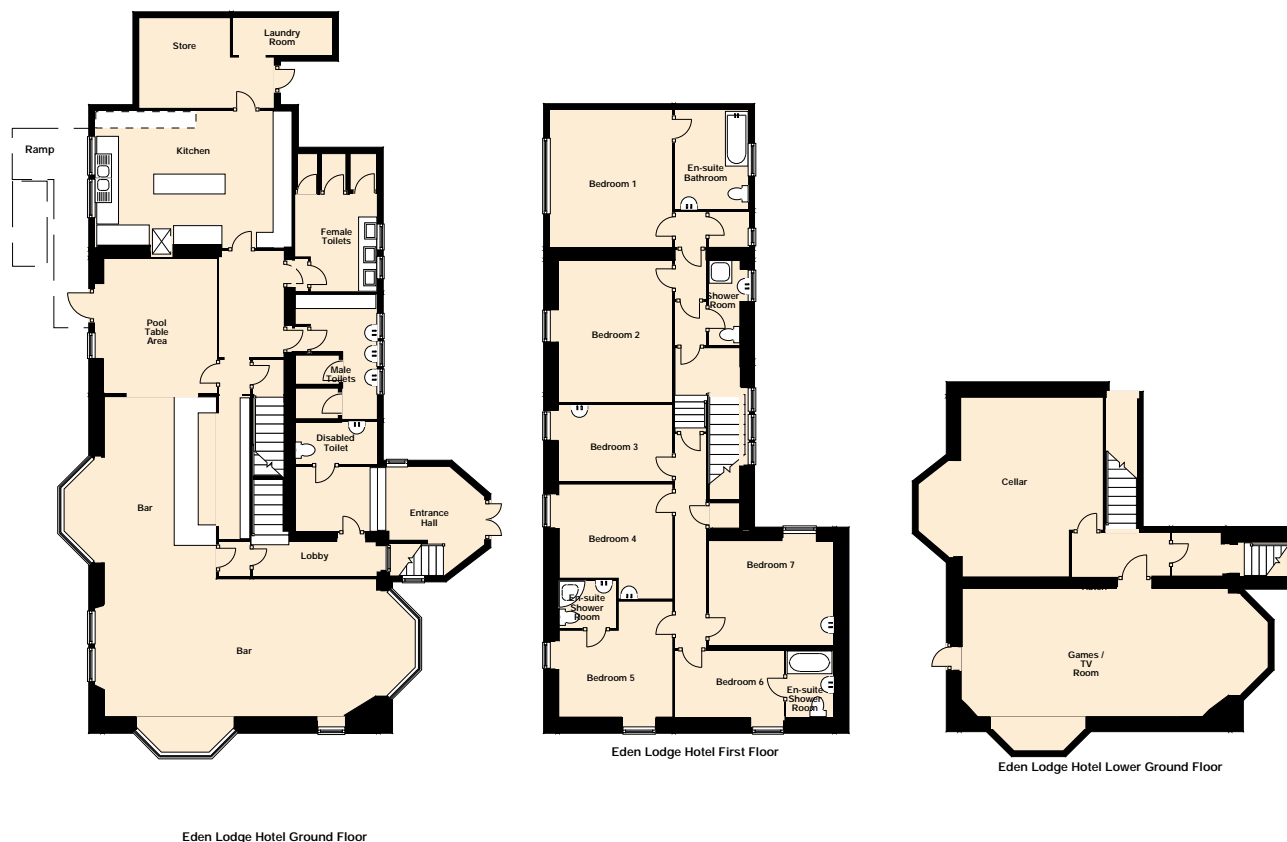
The bedroom accommodation is accessed by the staircase from the entrance hallway and can be utilised either as owners accommodation with two double rooms, family bathroom and en-suite shower room/shower bathroom. To the front are a further 5 bedrooms with a shower room, laundry store and two en-suite shower rooms.

# The Business

The present owner purchased the property approximately 7 years ago building up an excellent reputation for home cooking and pleasant bar popular with locals and visitors alike. The business has shown excellent growth and healthy profits for a number of years and it is an ideal base for a husband and wife team to capitalise on the sound business already established. A detailed inventory of the fixtures, fittings and equipment is available and details of the trading accounts will be provided to serious buyers once they have visited the premises. In 2008 the turnover was £387,982 and although there was a drop in turnover in 2009, the net profit was significantly improved.

## Rates:

The rates are currently under review.



**FLOOR PLANS : NOT TO SCALE : FOR GUIDANCE ONLY**

If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.

Caledonian MacBrayne Tel: 01770 302166;  
[www.calmac.co.uk](http://www.calmac.co.uk)

If you would like us to collect you at the pier we will be pleased to do so and to transport you to and from the property.



**PLEASE NOTE THAT ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY**  
The vendor or his agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be set. These particulars are believed to be correct but their accuracy is not guaranteed and they should not form or constitute any part of any contract.

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