



McEwan Fraser Legal

Solicitors & Estate Agents

THE SOUTHFIELD HOTEL

18 The Avenue, Girvan, KA26 9DS



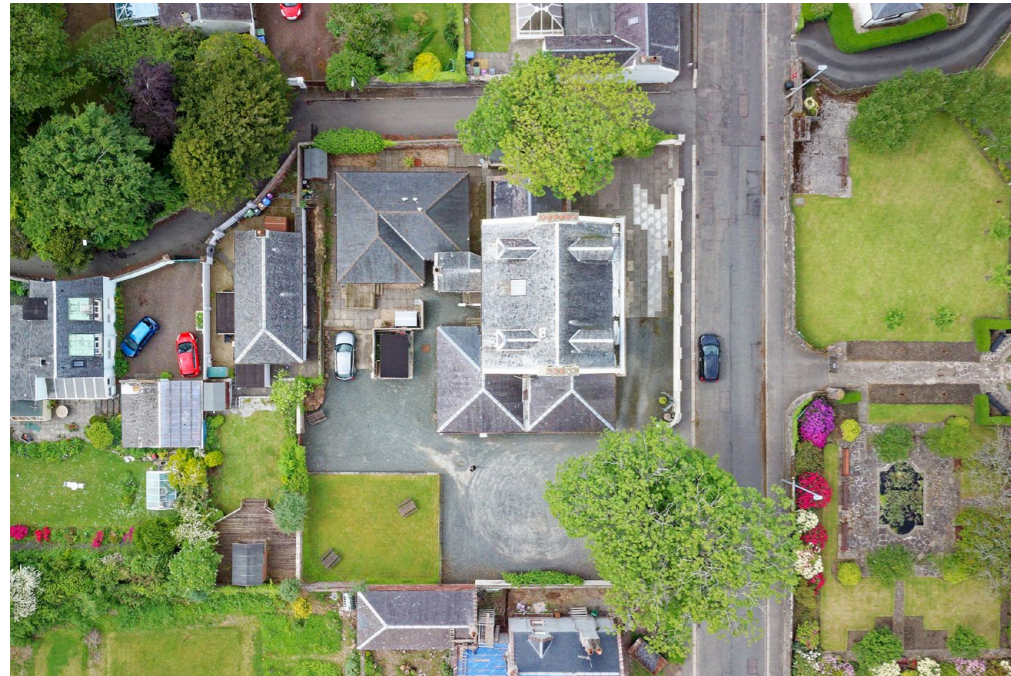
The Location

The Southfield Hotel is pleasantly located in the coastal town of Girvan and offers a range of amenities which include nursery, primary and secondary schooling; community hospital; a town centre with both independent and multiple retailers; ASDA supermarket; attractive seafront and harbour. Girvan's mainline rail station has direct links to Ayr and Glasgow and Prestwick Airport is approximately twenty-six miles away. The surrounding area has a lot to offer with Culzean Castle and Country Park and Turnberry Hotel and Golf courses both close by.

The South Ayrshire hills are a popular destination for those seeking outdoor pursuits. There are a number of excellent designated walking routes in the area and some excellent cycle paths including the nearby Changue Forest (seven miles) with a network of nearly twenty miles of paths and tracks available. The River Stinchar is a famous salmon fishery and is renowned for its autumn run.

The area is the perfect spot for the outdoor enthusiast.





The Hotel

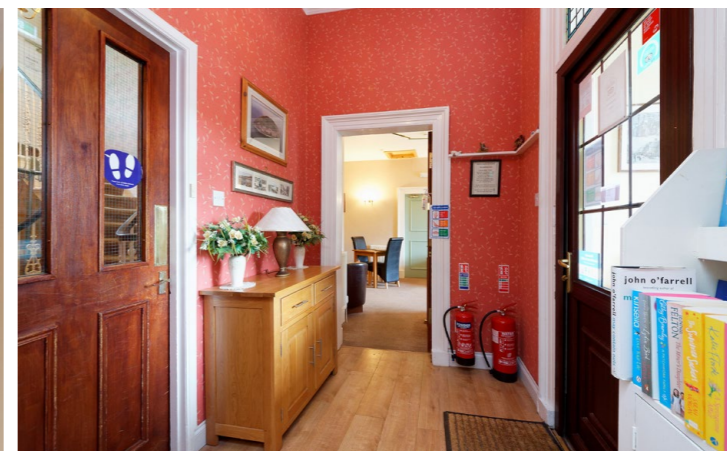
McEwan Fraser Legal is delighted to bring to the market The Southfield Hotel, a detached property that dates back to the 1900s and is a treasure-trove of antiquity; a perfect marriage of period splendour and traditional charm. Located in the highly desirable town of Girvan. The Southfield Hotel is currently trading as a fully serviced 9-room guest house/hotel which holds a liquor licence, plus a charming detached bungalow to the rear as the owners accommodation or an ideal holiday let.

This is a unique opportunity to purchase a substantial property and business which has been developed in a very particular way and is currently operated with attention to detail very rarely experienced. The Southfield Hotel has been under the ownership of our client for 14 years and during that time have carried out substantial refurbishments throughout the property. It is now time for the current owner to retire and allow someone else to enjoy a successful hotel.



The Hotel

A welcoming hallway entrance hallway allows access to all rooms on this level and sets the tone for what the rest of the hotel has to offer. The reception area and back-office thereafter and a residents sitting area then gives access to the forty cover dining room on one side and the popular lounge bar area on the other side. The large commercial kitchen has a host of industry-standard equipment in excellent condition. The managers/owner sitting area is also located on this level.



The Bar



Dining Room



The Hotel

Journeying to the upper floors, you will discover all nine guest rooms are located between the first and second floors. All of the rooms are bright, airy and well presented with additional free-standing furniture and further complemented with impressive ensuites. All of the rooms are a mixture of double, twins and spacious singles.



Guest Rooms



Guest Rooms





The Hotel

Approximate Dimensions
(Taken from the widest point)

GROUND FLOOR

Lounge/Bar	10.40m (34'2") x 4.10m (13'5")
Dining Room	9.10m (29'10") x 4.90m (16'1")
Kitchen	5.20m (17'1") x 4.90m (16'1")
Reception	5.60m (18'5") x 4.00m (13'1")
Office	3.40m (11'2") x 3.30m (10'10")

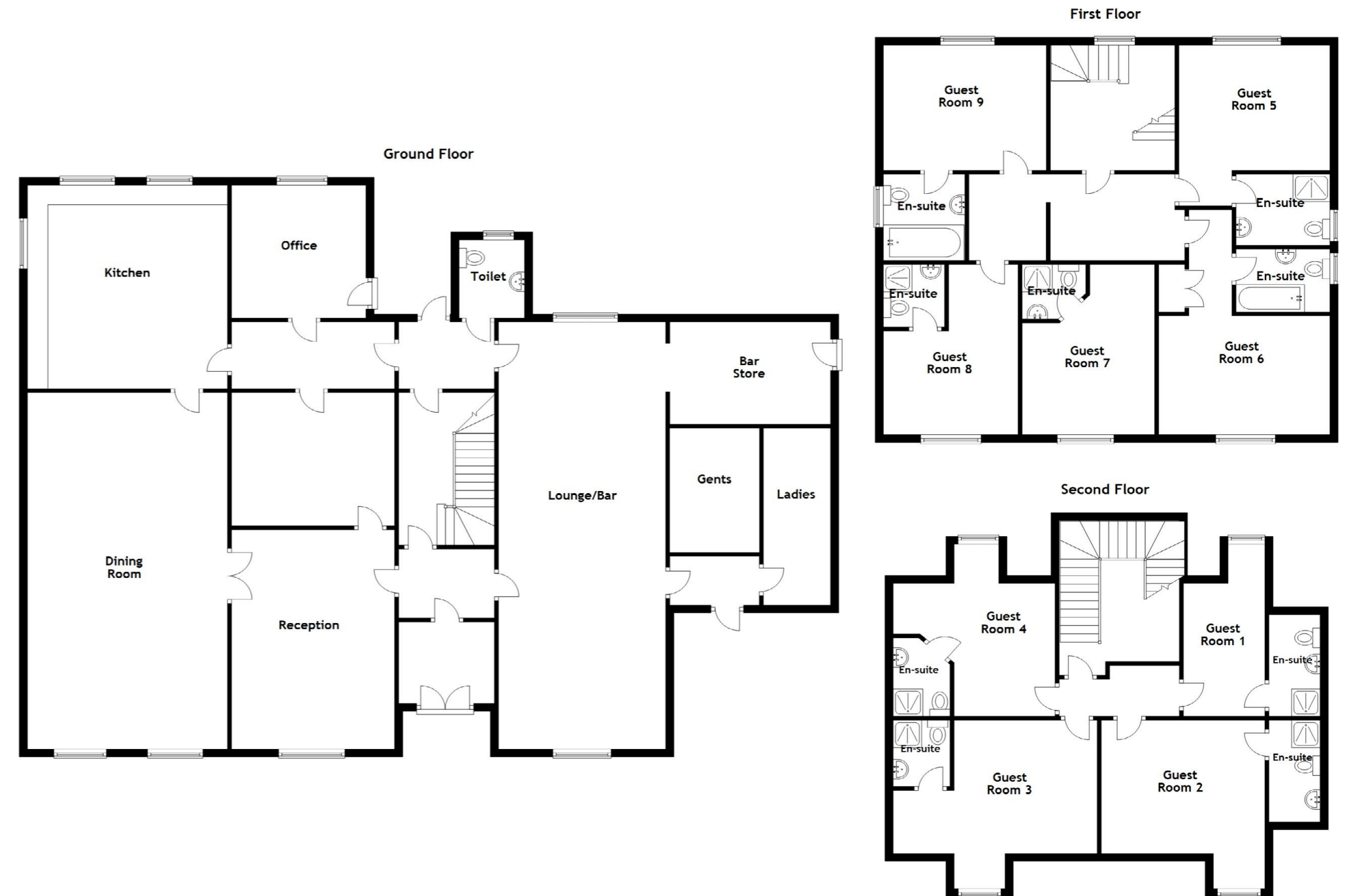
FIRST FLOOR

Guest Room 5	4.10m (13'5") x 3.70m (12'2")
Guest Room 6	4.20m (13'9") x 3.04m (10')
Guest Room 7	3.25m (10'8") x 2.86m (9'4")
Guest Room 8	4.35m (14'3") x 3.30m (10'10")
Guest Room 9	4.00m (13'1") x 3.20m (10'6")

SECOND FLOOR

Guest Room 1	3.40m (11'2") x 2.00m (6'7")
Guest Room 2	4.10m (13'6") x 3.80m (12'5")
Guest Room 3	3.51m (11'6") x 3.40m (11'2")
Guest Room 4	3.40m (11'2") x 2.48m (8'1")

Extras (Included in the sale): All furniture, Carpets and floor coverings, light fixtures and fittings, curtains and blinds.



The Bungalow

The detached, three-bedroom bungalow to the rear of the hotel offers an impressive lounge with patio doors opening onto a decking area, allowing you to invite outside in. The fitted kitchen with a range of floor and wall mounted units and a host of integrated appliances and three well-proportioned bedrooms thereafter, one of which has an ensuite and a family bathroom completing the accommodation.



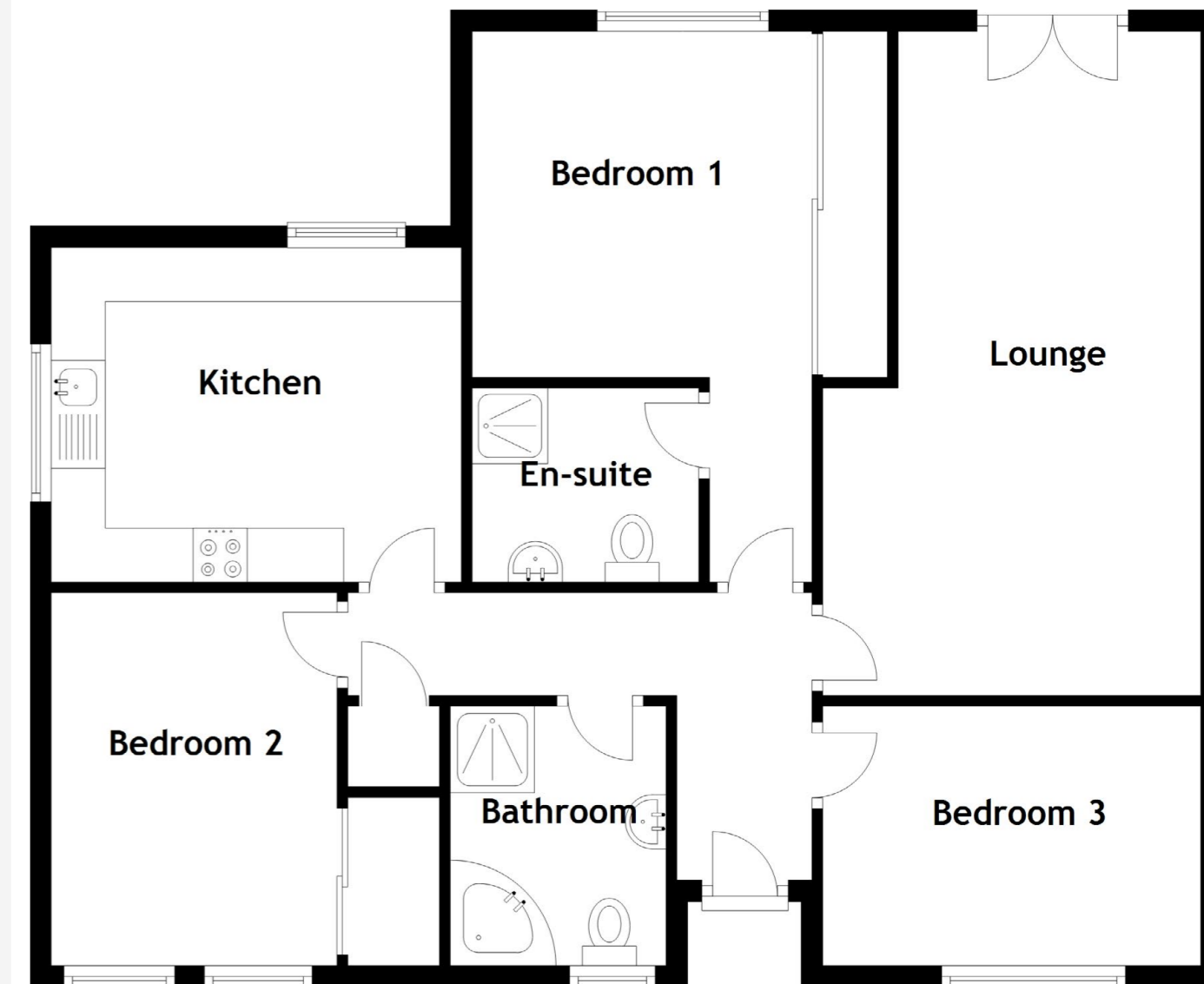




The Bungalow

Approximate Dimensions
(Taken from the widest point)

Lounge	6.15m (20'2") x 3.50m (11'6")
Kitchen	3.80m (12'6") x 3.10m (10'2")
Bedroom 1	5.10m (16'9") x 3.15m (10'4")
Bedroom 2	3.45m (11'4") x 2.65m (8'8")
Bedroom 3	3.50m (11'6") x 2.40m (7'11")
Bathroom	2.40m (7'11") x 2.00m (6'7")
En-suite	2.10m (6'11") x 1.80m (5'11")





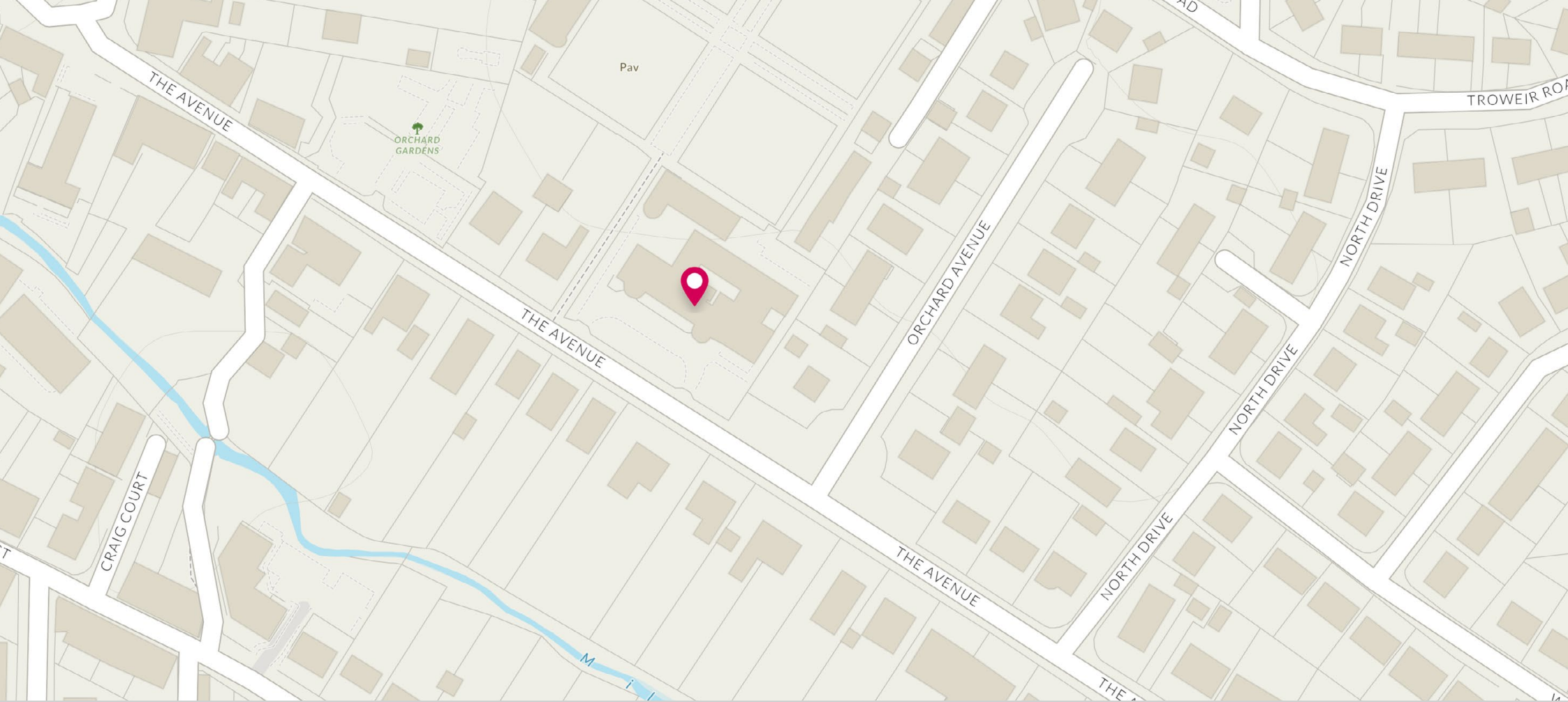
The Hotel

Externally, the generous garden grounds surrounding the hotel and bungalow are a sheer delight. The hotel further benefits from a car park and lovely garden grounds for the guests to relax in. This zone will be popular with guest, especially in summer months. Synonymous with the luxury inside they complete this tranquil property.

Other benefits include excellent hard-wired WI-FI throughout, a full POS till system and extensive CCTV throughout. The central heating can be controlled from the software in the office pc. Low energy lighting has also been introduced throughout.

Presently the business is managed by owner-occupier who have very successfully targeted all markets and have presented a particular quality of guest experience that has secured them glowing customer reviews and recommended The Southfield Hotel. The property also has the potential to be redeveloped into luxury high-end serviced apartments or a very prestigious residential residence following the correct planning applications.





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