



THE BOATHOUSE RESTAURANT AND HOTEL, AUCHINSTARRY MARINA, KILSYTH
TO LET: TERMS NEGOTIABLE

Location

The Boathouse is located approximately 1km south of Kilsyth town centre on the B802 between Cumbernauld and Kilsyth. The town of Kilsyth sits midway between Glasgow and Stirling with a resident population of approximately 10,000, although is within a short drive from Cumbernauld's population of c52,000 and within approximately 15 minutes drive of a significant catchment area comprising eastern parts of Greater Glasgow (including Bishopbriggs and Kirkintilloch) and North and South Lanarkshire conurbations such as Airdrie, Coatbridge, Bellshill and Uddingston.

Glasgow city centre is approximately 25 minutes (15 miles) east with national attraction, The Falkirk Wheel, situated 20 minutes (15 miles) west using M80 access from nearby Cumbernauld. Croy Railway Station, with a significant Park & Ride service, is 1.5km south of The Boathouse, and is a calling point for the main line services from Glasgow to Edinburgh and Stirling.



Description and accommodation

The Boathouse is an attractive purpose built (approximately 12 years ago) detached restaurant with 10-bedroom hotel situated immediately adjacent to the Auchinstarry Marina, a destination location on the Forth & Clyde canal. The subjects benefit from external seating overlooking the canal and extensive car parking to the rear.

The accommodation includes a fully fitted restaurant with bar facility, extensive kitchen and ancillary accommodation all arranged over ground floor, with raised areas in the customer sections providing direct access to the marina-side decked terrace. A private dining room, also capable of operating as a medium sized meeting room or small function room, is included within the layout. Internally the premises currently provide for approximately 115 full covers, plus up to 25 in the PDR with additional informal seating and small open lounge area adjacent to the bar servery.

The premises and business also includes hotel accommodation comprising of 10 fully en suite double bedrooms furnished to an excellent standard in a contemporary design.

Self contained managers living accommodation is also located on the first floor offering an attractive benefit for tenants or employees, or the scope for integration into the hotel operation subject to agreement and all necessary permissions.

Parking facilities are provided immediately adjacent, some of which is shared with the neighbouring marina, including an area of overspill parking located directly off the Boathouse's access road.





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PUB RESTAURANT ROOMS

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Licensing

A Premises Licence is in place and can be transferred as part of the transaction. The premises have established operating hours from 11am to 11pm 7 days a week and there should be scope for a new tenant operator to introduce amended hours or operating plan subject to agreement.

Fixtures and Fittings

The premises are fully fitted and operational as a bar restaurant and hotel with the majority of fixtures and fittings owned and included in the letting opportunity. An inventory of fixtures and fittings to be included in the letting will be confirmed to interested parties and form part of the transaction discussions.

Trading information

The premises have been operated under management by the current owners and trading information – recent and historic – is available to genuinely interested parties. As the site is fully fitted and operational, it will be possible to take immediate entry with the benefit of established trade but the owners believe there is significant scope for investment to enhance the trading potential of the subjects.

Rateable value

The property is entered in the Valuation Roll as Public House & Bedroom Accommodation NAV/RV £136,000 which we understand remains the subject of an outstanding 2017 Revaluation appeal.

A new owner/occupier will have the further right to appeal the Rateable Value and interested parties should seek independent advice on this matter.

Energy performance rating

The premises are rated B+. A copy of the full EPC is available to genuinely interested parties on request.

Calculated asset rating using iSBEM v3.5.a [SBEM]	Building type Hotel	Current rating
	Carbon Neutral	Excellent
	A (0 to 15)	
	B (16 to 30)	 B+
	C (31 to 45)	
	D (46 to 60)	
	E (61 to 80)	
	F (81 to 100)	
	G (100+)	Very Poor
Carbon Dioxide Emissions The number refers to the calculated carbon dioxide emissions in terms of kg per m ² of floor area per year.		21
Approximate current energy use per m ² of floor area:		51 kWh/m²
Main heating fuel: LPG	Building Services: Heating with Nat. Vent.	
Renewable energy source:	Electricity: Grid supplied	
Carbon Dioxide is a greenhouse gas which contributes to climate change. Less Carbon Dioxide emissions from buildings helps the environment.		

Terms

The premises are available on Full Repairing and Insuring terms with quoting terms available upon request. The preference is for a minimum term of 10 years however detailed proposals from genuinely interested parties with an established track record will be considered.

VAT

All prices and rents are quoted exclusive of VAT. We are advised that the property is elected for VAT.

Legal costs

Each party is to be responsible for their own legal and professional costs and expenses.

Viewing

Viewings are to be organised strictly by appointment only. To arrange viewings and for further information please contact:

Gerald Eve

140 West George Street
Glasgow G2 2HG

Martin Clarkson

mclarkson@geraldev.com
Tel. +44 (0)141 227 2368

Sadik Chowdhury

schowdhury@geraldev.com
Tel. +44 (0)141 227 2379

Contacts

Gerald Eve
140 West George Street
Glasgow G2 2HG

Martin Clarkson
mclarkson@geraldev.com
Tel. +44 (0)141 227 2368

Sadik Chowdhury
schowdhury@geraldev.com
Tel. +44 (0)141 227 2379



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