



Albert Hotel

59 Cove Road, Gourrock, PA19 1RN


McEwan Fraser Legal
Solicitors & Estate Agents

Gourock

PA19 1RN

The Albert Hotel is situated in the small coastal town of Gourock where there has been a major regeneration of the seafront in recent years. The town now boasts a renovated lido/outdoor swimming pool and a selection of independent shops and galleries, as well as a good choice cafes and bars.

For tourists, the ferry services to Dunoon (gateway to Argyll) are nearby, with Ocean Terminal, for the embarkation of cruise ships, as well as Kip Marina, for access to the beautiful sailing waters of the Clyde. There are also several attractive golf courses, and the proposed new distillery visitor centre at Inverkip, all within easy reach.

Businesses in Gourock include Amazon and Calmac's Scottish HQ, and there is a major hospital only 3/4 mile away in the neighbouring town of Greenock. The city of Glasgow and Glasgow airport are both easily accessed by rail or motorway links. The Albert, therefore, offers excellent potential for all-year-round trade as well as a lifestyle opportunity for the owners.



THE LOCATION



Albert Hotel

59 Cove Road, Gourock, PA19 1RN

McEwan Fraser Legal is delighted to present to the market this historic hotel which has undergone a substantial refurbishment of the main period property in the past two years.

There is further development potential in the annexe building to the rear of the property, with scope for expansion of the public area, the provision of further bedroom accommodation, or the creation of alternative owner's accommodation. The Albert Hotel also has a south/west facing beer garden which is unique in the area.

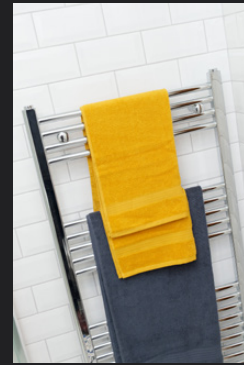
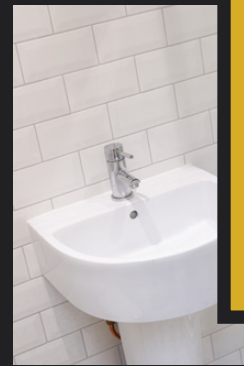
The property's prime location is on a main road through Gourock and close to the railway station, but only a stones-throw from the beautiful and scenic Cardwell Bay, offering superb short and long-term business development potential for the right owner-operator.



THE BAR



KITCHEN / LANDING / SHOWER ROOM



BEDROOMS / EN-SUITES

Specifications & Details

Floor plan, Dimensions & Map



Approximate Dimensions (Taken from the widest point)

Ground Floor Detached Annexe

Store	4.50m (14'9") x 3.80m (12'6")
Beer Cellar	4.50m (14'9") x 2.80m (9'2")

Ground Floor

Bar/Eatery	7.70m (25'3") x 5.10m (16'9")
Kitchen	6.40m (21') x 3.10m (10'2")
Boiler Room/Store	2.40m (7'10") x 0.90m (2'11")
Gents WC	4.10m (13'5") x 1.20m (3'11")
WC	2.40m (7'10") x 1.10m (3'7")

First Floor

Bedroom 1	2.90m (9'6") x 2.90m (9'6")
Bedroom 2	3.90m (12'10") x 3.40m (11'2")
En-suite	2.50m (8'2") x 1.80m (5'11")

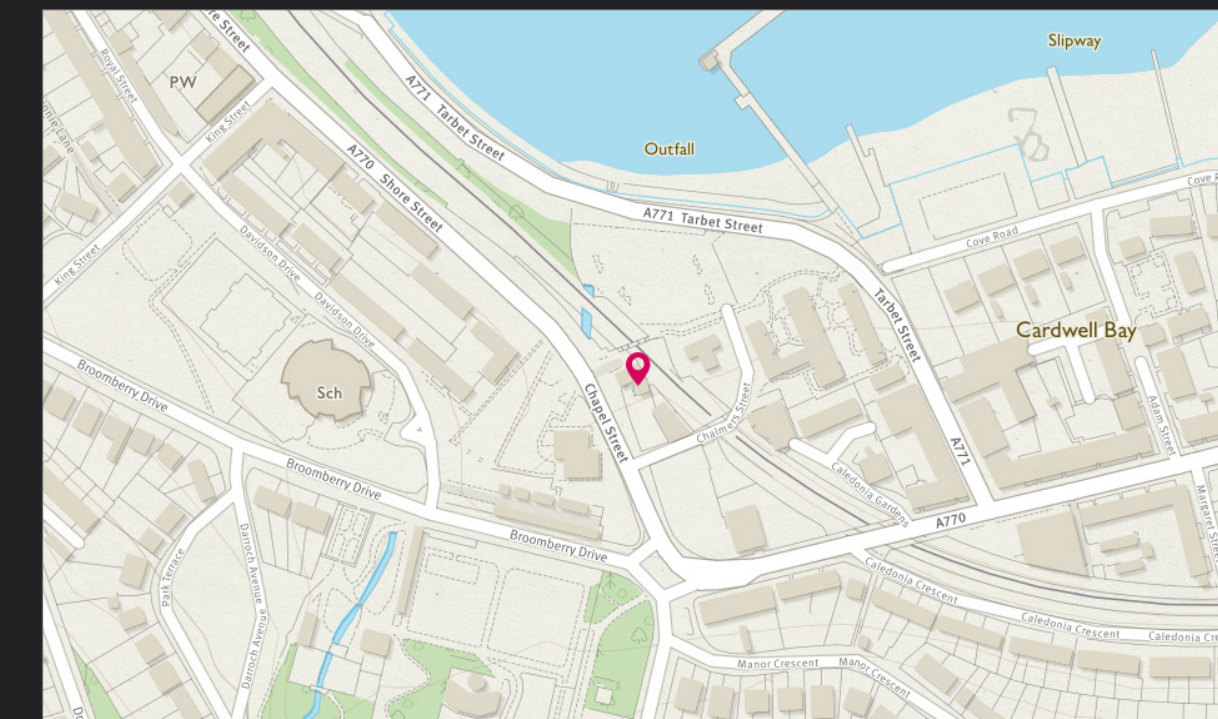
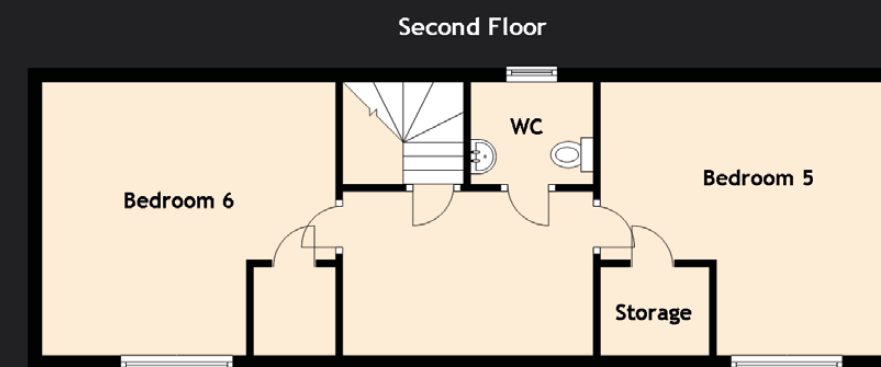
Bedroom 3	4.40m (14'5") x 3.40m (11'2")
En-suite	2.10m (6'11") x 1.30m (4'3")
Bedroom 4	3.60m (11'10") x 3.00m (9'10")
En-suite	1.80m (5'11") x 1.06m (3'6")
Shower Room	2.30m (7'7") x 2.20m (7'3")
Annexe Room 1	2.45m (8') x 2.30m (7'7")
Annexe Room 2	3.40m (11'2") x 2.30m (7'7")
Annexe Room 3	4.69m (15'5") x 3.30m (10'10")

Second Floor

Bedroom 5	4.50m (14'9") x 4.20m (13'9")
Bedroom 6	4.30m (14'1") x 4.00m (13'1")
WC	1.80m (5'11") x 1.50m (4'11")

Gross internal floor area (m²): TBCm² | EPC Rating: TBC

Extras (Included in the sale): Will be discussed at formal offer.






McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
BILL CORBETT
 Commercial Director



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALLY CLARK
 Designer