



**FOR SALE**

**BUSY GUEST HOUSE WITH COFFEE SHOP**

**'HUNTERS GUEST HOUSE' • SHORE ROAD • BRODICK • ISLE OF ARRAN • KA27 8AJ**

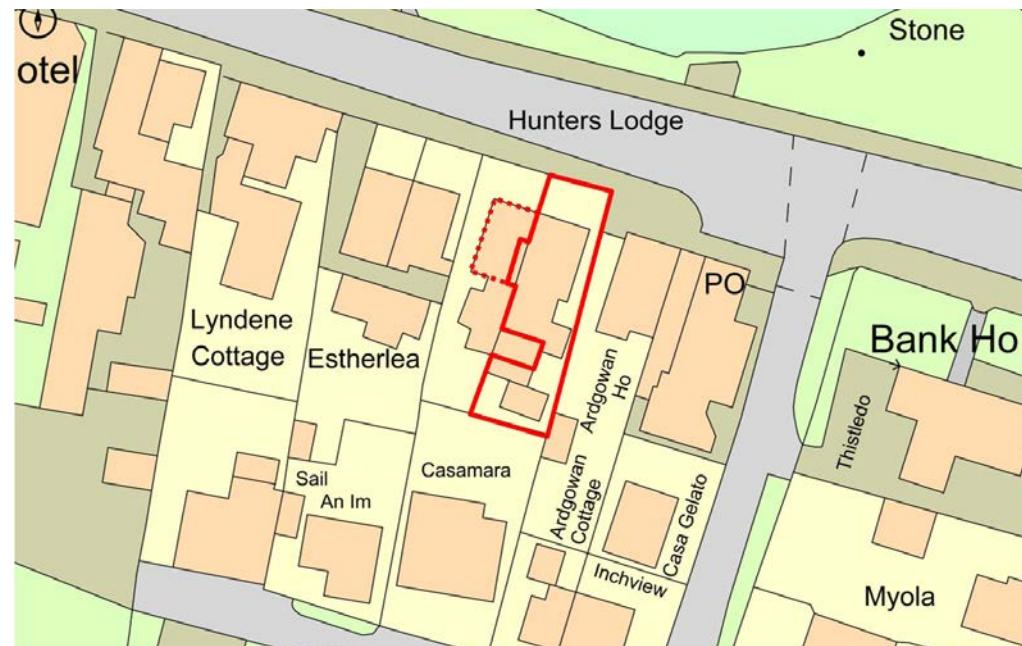
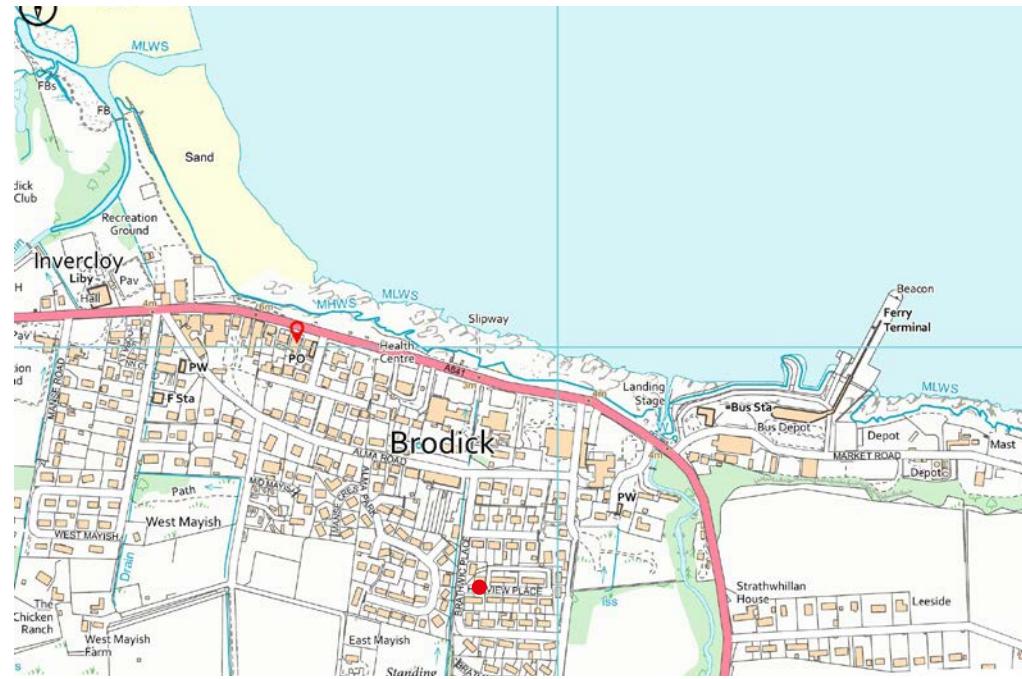
- Attractive coastal position in the centre of Brodick
- Spectacular views across Brodick Bay to Goat Fell and Brodick Castle
- Short walk from the ferry terminal, close to amenities and local attractions
- Established guest house business with seven en suite guest rooms
- Profitable business with high occupancy rates
- Public facing coffee shop with front patio seating area
- 100% business rates relief available
- Gross floor area 250 sqm (2,691 sqft)
- Offers over £445,000 are invited

**DM HALL**

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ESTATE AGENTS

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## LOCATION

Brodick is the largest town on the Isle of Arran, having a crescent coast on the east side of the island with the property benefiting from stunning, uninterrupted views across the Brodick Bay to Goat Fell and Brodick Castle Gardens and Country Park.

'Hunters Guest House' lies at the heart of Brodick and is close to the main ferry terminal serving the island, with regular daily crossings from Ardrossan and Troon operated by Caledonian MacBrayne, and both towns having onward rail links to Glasgow.

Brodick is home to the island's main amenities including convenience and tourist shopping such as cafes, a bakery and Arran Active, an outdoor clothing shop, a Co Op supermarket, pubs and restaurants, leisure facilities including Ormidale Park and Auchrannie Resort, together with a variety of local tourist attractions. There are several walking opportunities in the area with several golf courses across the island.

The Isle of Arran, often described as 'Scotland in Miniature', and is Scotland's favourite holiday island with around 450,000 visitors annually. The island is located off the West Coast of Scotland, accessed via regular ferry crossings from Ardrossan (55 minutes) and from Troon (75 minutes) with a third ferry crossing to the north of the island from Claonaig on Kintyre (30 minutes).

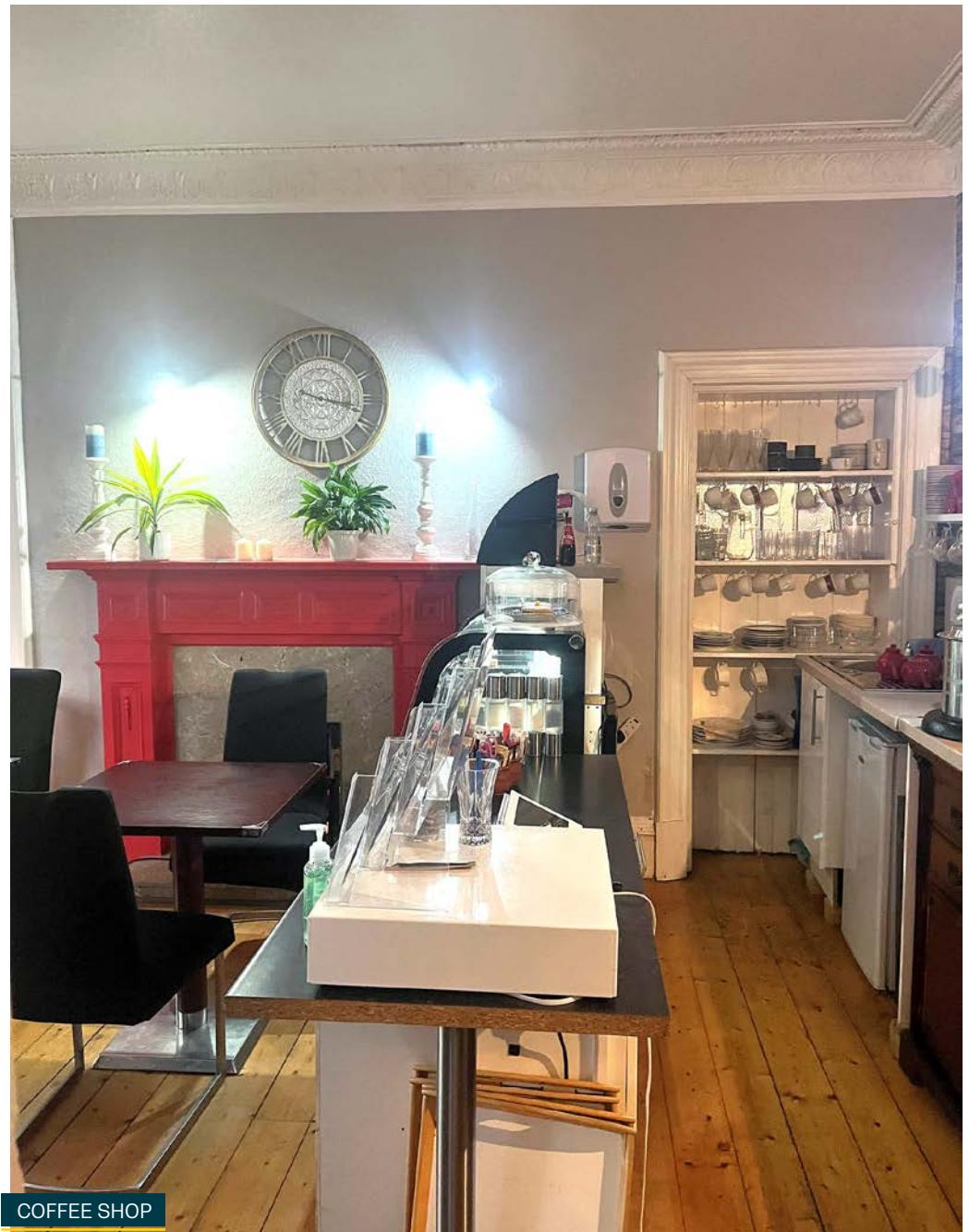
Ardrossan and Troon are both around 35 miles southwest of Glasgow, with good road links and regular rail services to Glasgow and Glasgow Airport, via Paisley.



COFFEE SHOP



GROUND FLOOR HALLWAY



COFFEE SHOP

## DESCRIPTION

'Hunters Guest House' occupies a prime position in Brodick, fronting Shore Road amidst the vibrancy of Brodick centre and within easy walking distance of the ferry terminal, 650 yards to the east.

The property is an attractive Victorian sandstone, semi-detached and split-level former villa contained over half of the ground floor and the entire first floor of the standalone building.

'Hunters' has recently introduced an 'open to the public' coffee shop fronting on to Shore Road, which is fully fitted and caters for around 16 covers, with a front patio and external front seating area with a further 24 covers, taking full advantage of the stunning outlook on to Brodick Bay.

The coffee shop, which becomes the breakfasting room for guests, one en suite guest room, a kitchen, stores, boiler room and a detached laundry room, is at ground and lower ground floor levels; two en suite guest rooms at upper ground floor level and four en suite guest rooms on the first floor, two of which have front facing bay windows with open views.

The laundry room is a newly built, fully insulated detached timber building measuring 6.5m x 3.5m, which houses a laundry and storage area

The property extends to a gross internal floor area of 250 sqm (2,691 sqft), or thereby with generous room proportions, typical of Victorian era dwellings, and retains several period features.

Indicative layout plans and approximate room dimensions are provided.

Mains supply of electricity, water and drainage are connected. The heating system is oil-fired with radiators.

The rateable value of the property is £11,400 and the property qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.



KITCHEN



TOWARDS LANDING



BEDROOM 1



BEDROOM 1 ENSUITE



Ground Floor	Metres	Feet
Reception Hallway	2.30 x 6.37m	(7'7" x 20'11")
Coffee Shop/Lounge	4.70 x 5.34m	(15'5" x 17'6")
Bedroom 6	4.70 x 3.30m	(15'5" x 10'10")
En Suite Shower Room (Bedroom 6)	1.37 x 1.90m	(4'6" x 6'3")
<b>Lower Ground Floor</b>		
Kitchen	3.62 x 4.36m	(11'11" x 14'4")
Utility Room	2.19 x 2.69m	(7'2" x 8'10")
Store	2.21 x 3.15m	(7'3" x 10'4")
Plant Room		
Laundry Room		
<b>Upper Ground Floor</b>		
Bedroom 4	2.97 x 3.80m	(9'9" x 10'1")
En Suite Bathroom (Bedroom 4)	2.97 x 1.92m	(9'9" x 6'4")
Bedroom 5	2.94 x 3.28m	(9'8" x 10'9")
En Suite Shower Room (Bedroom 5)	2.94 x 1.47m	(9'8" x 4'10")
<b>First Floor</b>		
Bedroom 1	4.51 x 4.00m	(14'10" x 13'1")
En Suite Shower Room (Bedroom 1)	3.19 x 1.89m	(10'6" x 6'2")
Bedroom 2	4.69 x 5.43m	(15'5" x 17'10")
En Suite Bathroom (Bedroom 2)	3.19 x 2.01m	(10'6" x 6'7")
Bedroom 3	4.69 x 3.31m	(15'5" x 10'10")
En Suite Shower Room (Bedroom 3)	1.33 x 1.92m	(4'4" x 6'4")
Bedroom 7	5.43 x 4.75m	(17'10" x 15'7")
En Suite Shower Room (Bedroom 7)		



## BUSINESS

'Hunters Guest House' is a traditional, well-established and pet friendly guest house business owned by the vendor since 2019 and has operated as a guest house for many years prior. The business is highly profitable offering an ideal, easy to manage lifestyle opportunity, that has potential for growth.

The business is operated on a full-time basis by the vendor, with a small team of part time staff. The coffee shop has been leased to a third party on a temporary basis. The business would be an ideal purchase for an owner managed couple or someone seeking a lifestyle change.

The guest house is open for the full year and advertises through its own website — [www.huntersguesthouse.co.uk](http://www.huntersguesthouse.co.uk) — and via a variety of third party booking agencies including Booking.com, Trivago and Hotels.com.

The business has constantly strong annual sales with above average profits margins. Accounting information is available to genuinely interested parties on application to the joint selling agents.

## EPC

EPC available upon application.

## PRICE

Offers over £445,000 are invited for our client's heritable interest in the property together with goodwill, fixtures and fittings.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.



## VIEWING & FURTHER INFORMATION

Strictly by contacting the joint selling agents:-

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