IRVINE RIVERSIDE GUESTHOUSE

LEASEHOLD OPPORTUNITY



Townhead, Irvine, North Ayrshire

New 10-15 Year Lease Available

IRVINE RIVERSIDE GUESTHOUSE

PROPERTY OVERVIEW

The Irvine Riverside Guesthouse is a traditionally styled 2-storey terraced building located on the north side of Townhead, west of its junction with East Road, in the heart of Irvine.

Currently operating as a limited-service guesthouse, the property comprises

- **9 letting rooms** of varying sizes and configurations
- **7 en-suite rooms**
- **2 rooms sharing a dedicated bathroom**
- **Communal kitchen** for guest use
- **Secondary rear access** via East Road (quiet, narrow residential street)

Key Location Benefits:

- Immediate proximity to **The Portal** leisure complex (operated by North Ayrshire Council)
- Walking distance to Irvine Railway Station
- Close to town centre amenities

LOCATION – IRVINE, NORTH AYRSHIRE

Irvine is an ancient settlement located on the coast of the Firth of Clyde in North Ayrshire. Cited as a "lost medieval capital", it has seen the reign of King John I of Scotland, was a major site of battle during the Scottish Wars of Independence, and served as headquarters to more than three kings.

Today, Irvine attracts visitors from around the globe for:

- Sightseeing and social history
- Coastal geography and mild weather
- Business and conferences

Nearby Attractions:

- The Scottish Maritime Museum
- Eglinton Country Park
- Trinity Church

Annual Events:

- **Marymass Festival** – week-long celebration starting 15th August, commemorating Mary Queen of Scots

Major Development Projects in the Area:

- Redevelopment of Irvine Harbour (new residential village)
- New golf course with hotel and holiday resort – Marine Drive area
- Riverside Business Park revitalisation
- Bridgegate renovation (completed 2017)

Strengths of the Business:

- Town-centre location
- Proximity to The Portal leisure complex
- Qualifies for rates exemption under Small Business Bonus Scheme
- Established guesthouse layout (minimal conversion required)

Opportunities for a New Operator:

- Irvine is the largest settlement in North Ayrshire
- Growing tourism from Marymass Festival and historic sites
- Major local development projects driving future footfall





LEASEHOLD DETAILS

- Lease Structure: New 10 or 15-year lease available
- Seller: Paymán Holdings 9 Ltd
- Current Operation: Limited-service guesthouse (no restaurant/cafe)

For more information or to arrange a viewing, please contact:

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