

Colliers
INTERNATIONAL



The
MARINE
HOTEL
— TROON —

THE MARINE HOTEL | CROSBIE ROAD | TROON | AYRSHIRE | KA10 6HE



THE MARINE HOTEL IN TROON REPRESENTS
A RARE AND UNRIVALLED OPPORTUNITY TO
ACQUIRE ONE OF THE MOST WELL-KNOWN
AND ICONIC HOTELS IN SCOTLAND.

In an excellent position on the west coast of Scotland, The Marine Hotel in Troon offers a magnificent 4 star opportunity which lies adjacent to the famous Royal Troon Golf Course; home of 'The Open Golf Championship on eight occasions (roughly scheduled every seven years), with the event scheduled to return in 2016.

The 89 bedroom hotel has undergone a range of refurbishment over recent years and is furnished with extensive public areas including a 'Two Fat Ladies' graded restaurant, well-appointed meeting and conference facilities and a substantial leisure complex, all to please the wide range of worldwide visitors who frequent the hotel all year round.



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LOCATION



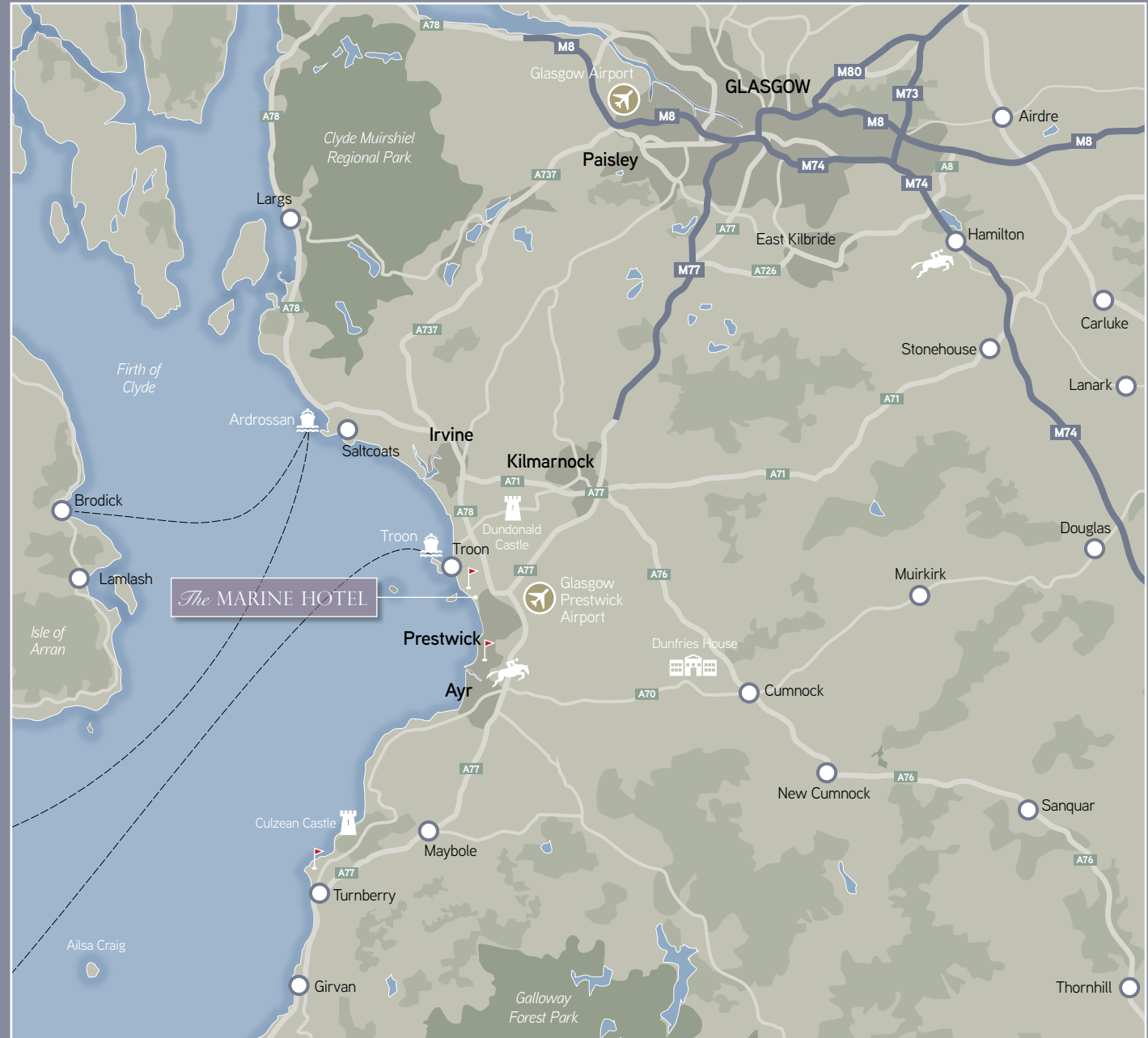
The Marine Hotel is located in an iconic location on the outskirts of the coastal town of Troon in Ayrshire. The centre of Troon is a mere 2 minute drive along the picturesque coastal road and offers a wide range of amenities. Other towns in the area include the county town of Ayr (7.5 miles south) and Kilmarnock (10.8 miles north east) with the city of Glasgow only around 33 miles distant.

The hotel is in a tranquil yet highly popular area of the west coast, directly adjacent to the 18th hole of the world famous Royal Troon Golf Course which is one of several championship golf courses Scotland has to offer. In addition to Royal Troon, the hotel is also close to other major courses including Prestwick and Turnberry, both of which have hosted The Open Championship in the past as well as countless other excellent courses.



As well as the obvious attraction of the golfing element, the hotel also provides unrivalled views over the Firth of Clyde to the Isle of Arran and Ailsa Craig and is close to a range of Scottish tourist attractions including Galloway Forest Park, Burns National Heritage Park and Cottage, Culzean Castle, Dumfries House, Dundonald Castle and Ayr and Hamilton Racecourses. Additionally there are a good number of high tech and other businesses on industrial parks in the area which are all within easy reach.

Access to the hotel is also good, with the M77 running from Glasgow past Troon via the A77 which also continues south down the west coast and is a popular tourist route. Various other A roads also culminate around Ayr and Troon such as the A76, A78 and A70. Access for inbound tourists is also good with Glasgow Prestwick Airport only around 3.5 miles to the south, Glasgow Airport around 37.5 miles distant and the ports of Troon, Ardrossan and Stranraer easily accessible.





THE PROPERTY



The Marine Hotel is a magnificent Category C listed building built at the turn of the 20th century and is an excellent example of the architects Salmon, Son and Gillespie, who were also the designers of the impressive Mercantile Chambers in Glasgow.

The historic main hotel is of Sandstone brick construction over three storeys and includes a range of beautiful moulded eaves, balustraded parapets and castle like turrets. Later sympathetic additions to the building include a single storey sandstone extension, which houses the swimming pool and leisure facilities, the self-contained conference building over 1 storey with an attic and a 2 storey rendered former staff block which now contains letting bedrooms.

LETTING BEDROOMS

The hotel provides a total of 89 en suite letting bedrooms including several deluxe rooms and suites arranged as follows:

ROOM TYPE	NUMBER
Single	7
Twin	23
Double	42
Deluxe	13
Suite	4
Total	89



One of the deluxe rooms is classed as a disabled room and all rooms come with trouser press, hairdryer, tea and coffee making facilities, direct dial telephone and flat screen television with Freeview.

The Suites and Deluxe rooms are all larger in size with the suites also having a separate living room. These rooms also guarantee a spectacular view over the Royal Troon Golf Course and the Isle of Arran.

All bedrooms are provided with a bath and shower, the majority of which have a bath with the shower over; however there are a number of freestanding showers.



PUBLIC AREAS

The Marine Hotel benefits from having a superb range of public areas which are all well-appointed.

Upon entrance to the hotel through the traditional wooden revolving door, there is a large reception lobby where the reception is located (with associated office to the rear), which provides a central access to all other areas of the hotel.

This leads to the main public lounge and bar, known as ‘The Arran Bar’, which is a large and well-appointed room with attractive three quarter timber wall panelling, polished timber floor, ornate ceiling and cornicing and a long and accessible bar servery in the centre. Providing excellent views over Royal Troon and the Isle of Arran, the bar and lounge provides circa 60 covers and is an ideal place to relax or have a bar meal in front of one of the open fires. Ladies and gents W/Cs are also located off this area on the ground floor.

Located on the right of reception is the main restaurant, known as ‘Two Fat Ladies at The Marine Hotel’ which is operated under a franchise agreement as part of the world famous ‘Two Fat Ladies’ seafood restaurant chain who operate a further 4 highly successful restaurants in the city of Glasgow. The restaurant set out over four interconnecting rooms which can provide for up to 140 covers. This layout enables the dining room to be split up for coach parties, large meeting/conference delegates, private dining or individual hotel guests and again provides spectacular views, particularly from the ‘sun room’ which is the restaurant’s conservatory. Close to the main kitchen access is a large servery area for breakfast.

CONFERENCE FACILITIES

The Marine Hotel’s conference and meeting facilities are extensive and are situated in an attached building, close to the main access road to the hotel and as such it can be turned into a self-contained building for large conferences with two direct access points from the car parks – either into the main foyer or direct into the Gales Suite. There is also direct access into the bedrooms from this building.

The extensive facilities are summarised as follows:

ROOM NAME	CAPACITY
Portland Suite	200 (theatre)
Gales Suite	120 (theatre)
Darley Suite	30 (theatre)
Lochgreen	25 (theatre)

The Portland Suite and the Gales Suite can both access a private bar and conservatory breakout area . The Portland Suite can be split into two smaller rooms via a partition wall. The conference building benefits from having 2 sets of ladies and gents W/Cs and also a small ‘business centre’ which we are now informed is used as an office for hotel staff.





LEISURE FACILITIES

Leisure facilities are provided by the 'Health and Leisure Club' which is located at the rear of the main hotel with direct access from the reception lobby and the Arran Bar as well as its own access from the rear car park.

Facilities provided include a large gymnasium with hotel owned Technogym equipment and free weights, 17m heated indoor swimming pool with Jacuzzi, steam room and sauna, squash court which is also used as an aerobics room, 4 beauty treatment rooms (1 with twin facilities) and a relaxation room.

The Health and Leisure Club benefits from its own reception area and associated ladies and gents changing and W/C facilities. We understand that the Health and Leisure Club has in excess of 1,000 external members.

SERVICE AREAS

Three large commercial kitchens (one serving only the conference facilities) with associated stores, cold store, wash up room, wine and spirits store, beer cellar, a 'tea and coffee room', walk in fridge, freezer and dry store.

Within the main hotel are several offices including a reservation office and reception office to the rear of reception and various storerooms and cleaners cupboards. Four boiler houses including one associated with the swimming pool plant room and a leisure club plant room.

Located at the rear of the hotel, mainly under cover through a network of buildings is a pastry kitchen, staff canteen and staff kitchen, 4 further store rooms, a maintenance store and office, staff W/Cs and showers, a general store, cleaning area, laundry, linen room and external service yard.

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EXTERNAL

The hotel site extends to approximately 3 acres. The grounds include a substantial car park which wraps around the building. To the front of the property is the main car park, half gravel and half Tarmac with a large lawn to the front. Additional car parking spaces wrap around the side of the hotel with a further car park close to the leisure club entrance which is all laid to tarmac. There are a total of circa 220 car parking spaces although most of them are unmarked.

SERVICES

We understand that the property is connected to the mains electricity, water, drainage and gas.

The property is heated by central heating from gas boilers. There is air conditioning in the public areas of the hotel with the exception of the Arran Bar.

There are a total of 4 lifts serving the hotel with 1 main lift serving all main bedroom and public floors in the main hotel.

LICENCES

Premises Licence and Civil Marriage Licence.

2014 LISTINGS AND AWARDS

AA 4 Star (75%).

Rosette awarded to the main restaurant.



TENURE

Feuhold.

THE BUSINESS

The Marine Hotel is a successful 4 star hotel which continues to generate an established and substantial level of profitability.

Management accounts provided by our client for the year end 31st December 2013 show a net turnover of approximately £3.26m. The hotel's excellent trading location and enviable setting enables the hotel to attract a multitude of guests from all over the world, from families to golf enthusiasts who holiday in Scotland to play all the world renowned Scottish championship courses. This range of clientele supports the hotel's robust mix of trade between accommodation (45.1%), food and beverage (35.5%) and leisure and beauty (18.7%) with the remainder being made up of other sales.

Further details are available to seriously interested parties following the signing of a Non-Disclosure Agreement available upon request from the sole selling agents.

FURTHER INFORMATION

A secure online data room containing further details is available following the signing of a non-disclosure agreement. An NDA is available to seriously interested parties from the sole selling agents.

VIEWINGS

In the first instance a customer viewing may be undertaken after which point all appointments to view MUST be made through the vendors' agents who are acting with sole selling rights. Contact details can be found at the end of this document. Strictly no approach may be made to hotel staff or guests.

PRICE

Offers in the region of £7,000,000 are invited for the feuhold (freehold equivalent) asset complete with goodwill and all trade contents (according to inventory). Stock at valuation.

WEBSITE

www.thehotelcollection.co.uk/hotels/marine-hotel-troon

Website provided for information purposes only.

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CONTACTS



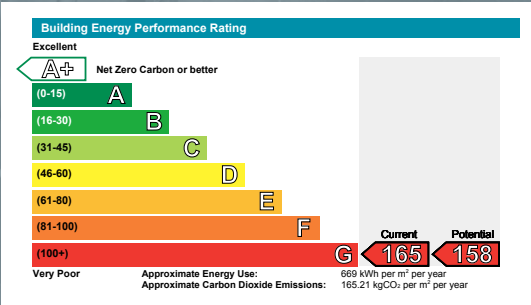
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