

FOR SALE
HOTEL + LEISURE

 GRAHAM
SIBBALD



**Kirkcudbright Bay Hotel,
25 St Cuthberts
Street, Kirkcudbright.
DG6 4DJ**

- TOWN CENTRE LOCATION
- RECENTLY REFURBISHED
- LOUNGE BAR, SNUG, RESTAURANT, OUTSIDE BAR, BEER GARDENS, 3 LETTING BEDROOMS WITH POTENTIAL FOR A FURTHER 3 LETTING ROOMS
- OWNERS ACCOMMODATION AND STAFF ACCOMMODATION . LARGE BARN AREA IDEAL FOR FURTHER CONVERSION
- VIEWING RECOMMENDED TO BE FULLY APPRECIATED
- FIXED PRICE £395,000



SITUATION

The Kirkcudbright Bay Hotel is located in the centre of the historic Royal Burgh town of Kirkcudbright. A county town set within Dumfries and Galloway situated on the mouth of the River dee around 4 miles from the Irish Sea. Kirkcudbright is a tourist destination and is surrounded by holiday parks (camping) making it a prime location for passing trade. The town lies app 7 miles southwest of Castle Douglas.

Town" (the importance of which was recognised with the opening, by the Princess Royal in 2018, of Kirkcudbright Galleries — a regional gallery of national

significance celebration and promoting the unique art heritage of Kirkcudbright). The town had a long association with the Glasgow art movement, including the Glasgow Boys and the Scottish Colourists, Peploe and Cadwell, who based themselves in the area over a 30-year period from 1880 to 1910, establishing the Kirkcudbright Artists' Colony. Also, among those who moved here from Glasgow were Hornel and Henry. Plus, of course, the all-important and ever popular visitor and tourist custom prevails. Kirkcudbright, in the beautiful Dumfries & Galloway region, has easy access to the beaches of the Solway Coast, to the Galloway Hills, Mountain Biking venues, a range of challenging golf courses and the UK's first 'Dark Sky Park' at Galloway Forest.



The hotel has been with the present owners for the past 4 years and in that time undergone a full refurbishment. This includes bar areas, and bedrooms . The location of the property is shown on the appended plan.

THE PROPERTY

The Kirkcudbright Bay Hotel is a traditional building and offers accommodation over 3 levels. Accommodation comprise lounge bar, snug, restaurant, beer gardens, outside bar, large barn idea for further conversion, 3 letting rooms with potential for a further 3 letting rooms, additional staff bedrooms, 1 bedroom owner accommodation, large kitchen and prep room along with ample storage areas.

Internal viewing recommended to be fully appreciated.

TRADE

Account show a turnover year ending 2022 of APP. £325,000 net of VAT

Full accounts can be made available to interested parties after a formal viewing.



LICENSE

The premises benefit from a Premises Licence.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The Energy Rating is available upon request.

RATES

We are advised that the Rateable Value is £14,500. Due to small business relief scheme no rates should be payable at this level. Interested parties are advised to check this information themselves.

PRICE

A fixed price of £395,000 is invited for the trade fixtures, fittings and equipment together with the heritable interest in the property.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in financing business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

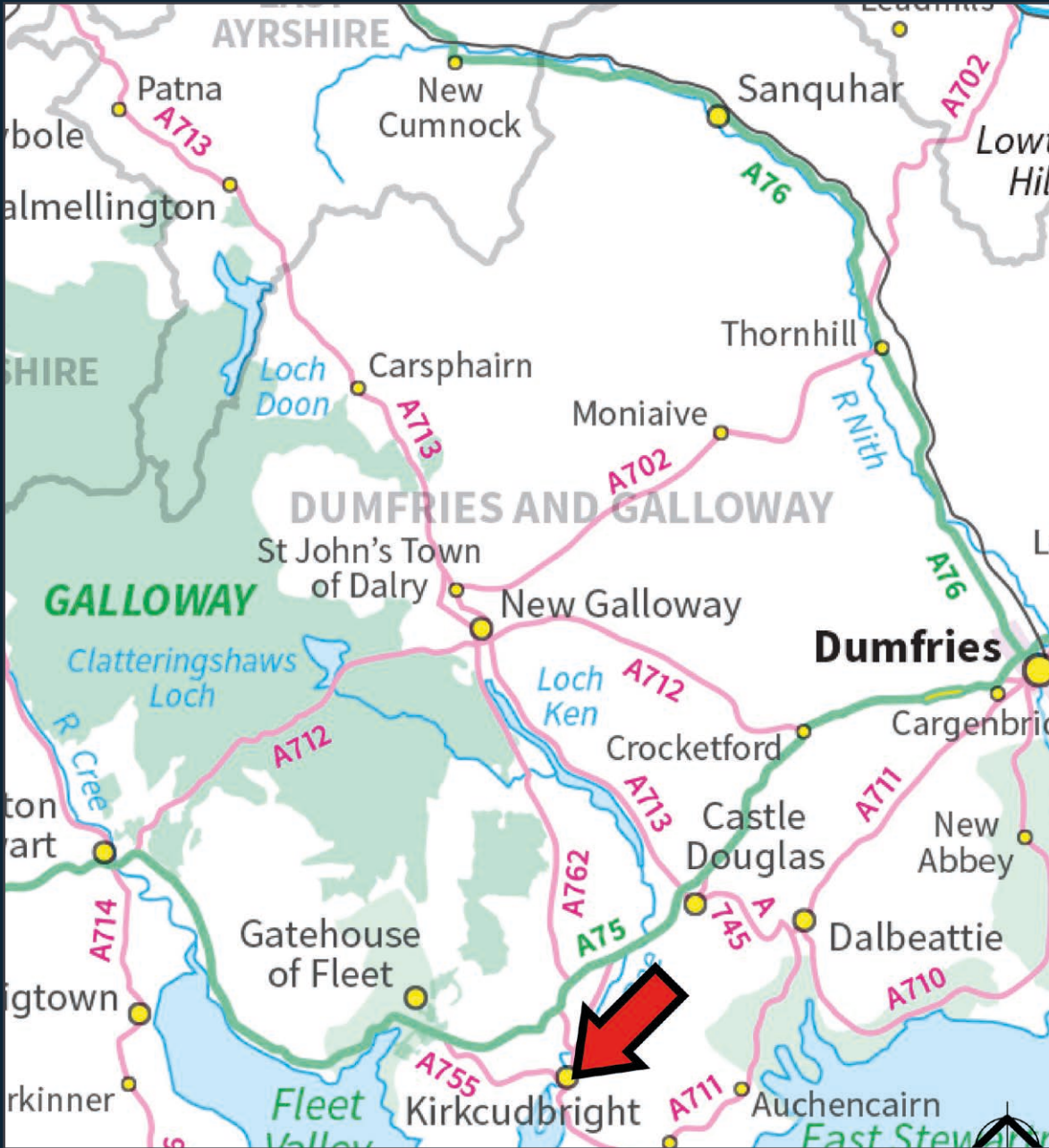
Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
233 St Vincent Street, Glasgow, G2 5QY
Email — LT@g-s.co.uk





For any queries or to arrange a viewing, please contact —



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 Licensed Trade and Business Agent, Commercial
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 0141 332 1194
 Graham + Sibbald,
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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication August 2022