

FOR SALE

**Unique Opportunity to Purchase a Successful Thriving Business
in the Centre of Stornoway**



County Hotel, 12-14 Francis Street, Stornoway, HS1 2XB
Offers over £875,000 - Freehold

Find out more at
www.g-s.co.uk

- Located in the Centre of Stornoway
- 17 En-Suite Letting Bedrooms
- Popular with Locals and Tourists
- Same Owners for 22 Years
- 2-Bed Flat, Lounge/Restaurant, Lounge Bar, Function Room
- Viewing Highly Recommended



INTRODUCTION

The County hotel is set in the heart of Stornoway, the largest town on the Isle of Lewis.

The hotel has been run by the same family for the past 22 years and has been run in a style to suit their way of life. The building, set over three floors, has been well maintained and all bedrooms have recently been refurbished offering a variety of charm and character.

The main areas retain a traditional feel with wood panelled walls in many rooms.

The business is a popular destination for tourists visiting the beautiful island and is also very much a community hub for locals who enjoy the social side of life.

The restaurant presently offers European and Indian food with the kitchen split evenly for both sets of chefs.

Stornoway is the largest town in the Outer Hebrides and the Western Isles and has been voted one of the best places in the UK to live.

The Isle of Lewis is also famous for its magnificent beaches.

Our clients now wish to pursue other interests and feel it is time to move on and give some new owners with new fresh ideas an opportunity to build on this successful business.

THE PROPERTY

The property is set over 3 floors with the main lounge bar and restaurant bar on the ground floor and the second lounge on the upper ground floor. The function room and 17 en-suite letting bedrooms are located on the first and second floors. The kitchen is set behind the main restaurant and an additional kitchen prep area is located on the first floor next to the function room. In addition there is a 2-bedroom owner/managers flat along with an office.

ACCOMMODATION SUMMARY

Public areas

- Main restaurant
- Bar area
- Function room

Letting rooms

- 17 x en-suite letting bedrooms

Supplementary areas

- Commercial kitchen
- Additional kitchen prep area

Owners Accommodation

- 2-bedroom flat
- Office

TRADE

The Turnover of the business was **£745,184** in the year ending 2022.

Further information for the business will be shown to seriously interested parties following a formal viewing.

STAFF

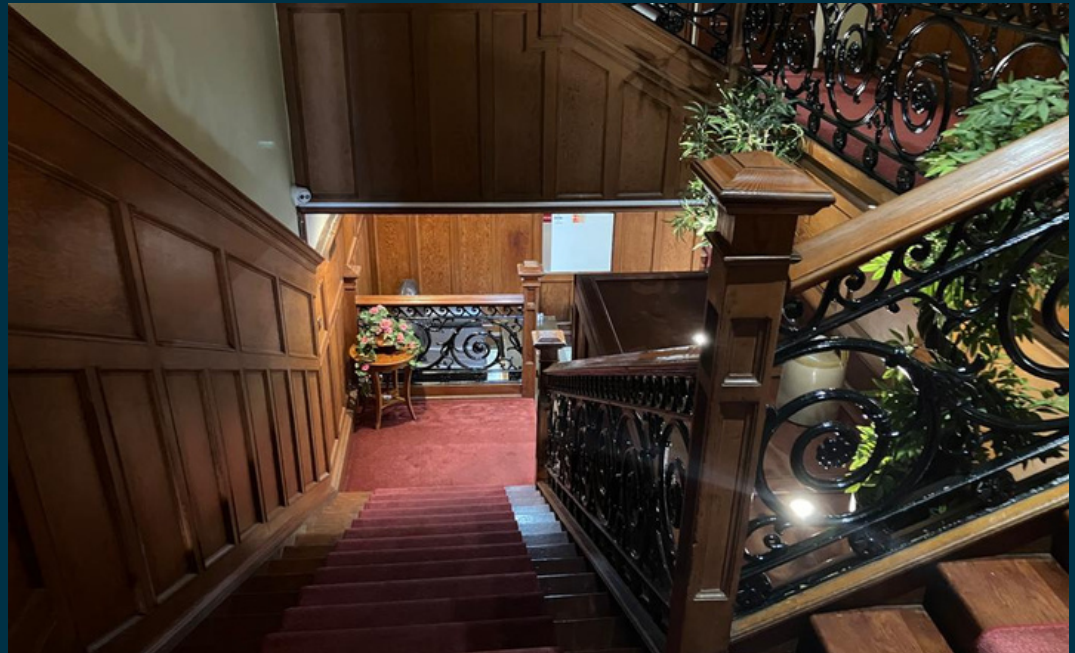
TUPE regulations will apply to all members of staff.

LICENCE

The Premises is Licensed under the Licensing (Scotland) Act 2005.

SERVICES

The property is connected to mains gas, electricity and water.





ENERGY PERFORMANCE CERTIFICATE

The EPC rating is to be confirmed.

RATEABLE VALUE/COUNCIL TAX

County Hotel - Rateable Value is £60,000 (effective date April 2023).

TENURE

The Heritable (Scottish equivalent of Freehold) interest of the property is being sold.

PRICE

Offers over £875,000 are being sought for the Heritable (Freehold) interest in the property. Stock in trade will be sold at valuation on the date of entry.

EXCLUSIONS

There are no exclusions in the sale.







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FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of 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 or members of staff.

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

To arrange a viewing please contact:



Martin Sutherland
Licensed Trade & Business Agent
Martin.Sutherland@g-s.co.uk
07768 704 203



Peter Seymour
Director of Hotel + Leisure
Peter.Seymour@g-s.co.uk
07967 551 569



1. These particulars are intended as a 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.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Date published: November 2023

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.