

**FOR SALE**

**Prominent 16-Bedroom Hotel Overlooking Picturesque Harbour**

**GRAHAM  
SIBBALD**



**The Waterfront Hotel & Bistro, 7 North Crescent, Portpatrick, Stranraer, DG9 8SX  
Offers Over £100,000 – Leasehold**

Find out more at  
[www.g-s.co.uk](http://www.g-s.co.uk)

- **Popular with Tourists and Locals for Food and Beverage**
- **Wonderful Opportunity to Operate an Established Hospitality Business**
- **Positioned at Western End of Up & Coming South-West Coastal 300 Route**



## **INTRODUCTION**

The Waterfront Hotel is a substantial property with a prominent location overlooking Portpatrick Harbour. Portpatrick is a small fishing village tucked away on Scotland's most south western peninsula. The village is a year-round popular tourist destination attracting a wide range of visitors for its quirky vibes, golf courses and nature enthusiasts. Portpatrick is on the up and coming South-West Coastal 300 Route and is at the start of the Southern Upland Way, attracting a flow of visitors throughout the year. The property offers a quaint charming traditional bar and a large outdoor terrace offering outstanding views across Portpatrick.

## **THE PROPERTY**

The Waterfront Hotel offers 16 letting bedrooms and a roaring F&B offering, within an eye-catching blue building overlooking the Harbour. The accommodation is arranged over ground, first and second floor levels. The further letting cottages are located to the rear of the hotel.

## **ACCOMMODATION SUMMARY**

The hotel's accommodation can be described, briefly, as follows: -

### **Public Areas**

- Reception with reception counter
- Restaurant with small bar (24)
- Bar (18)

### **Letting Bedrooms**

16 letting bedrooms to sleep 33

- 14 x double/twin
- 2 x family room

All bedrooms with shower room ensuite.

Letting bedrooms are in the main hotel plus adjacent cottages.

### **Service Areas**

- Kitchen

### **Outside**

- Terrace with outdoor seating (60+)



### **TRADE**

The business trades well on a good mix of F&B income and accommodation trade.

Accounts will be provided to genuinely interested parties, preferably after viewing of the property.

### **WEBSITE / RATING**

<https://www.waterfronthotel.co.uk/>

Trip Advisor - 4.0

### **STAFF**

TUPE regulations will be applicable to all staff.

### **LICENCE**

Premises Licence under the Licensing (Scotland) Act 2005.

### **SERVICES**

Mains electric, water and drainage. LPG gas. Oil Fired Heating.

### **Energy Performance Certificates**

Waterfront Hotel - EPC Rating - G

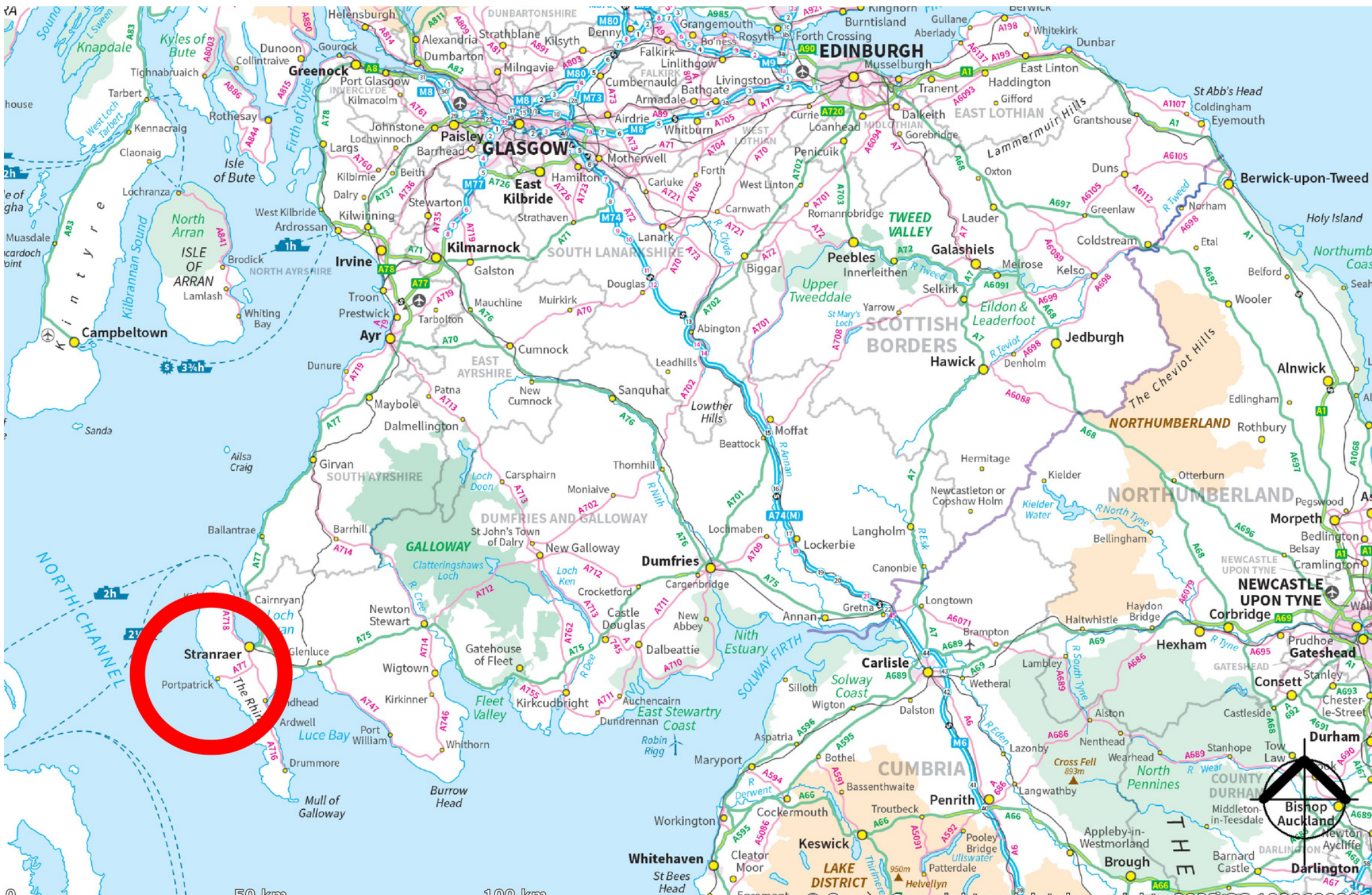
Waterfront Cottages- EPC Rating - G

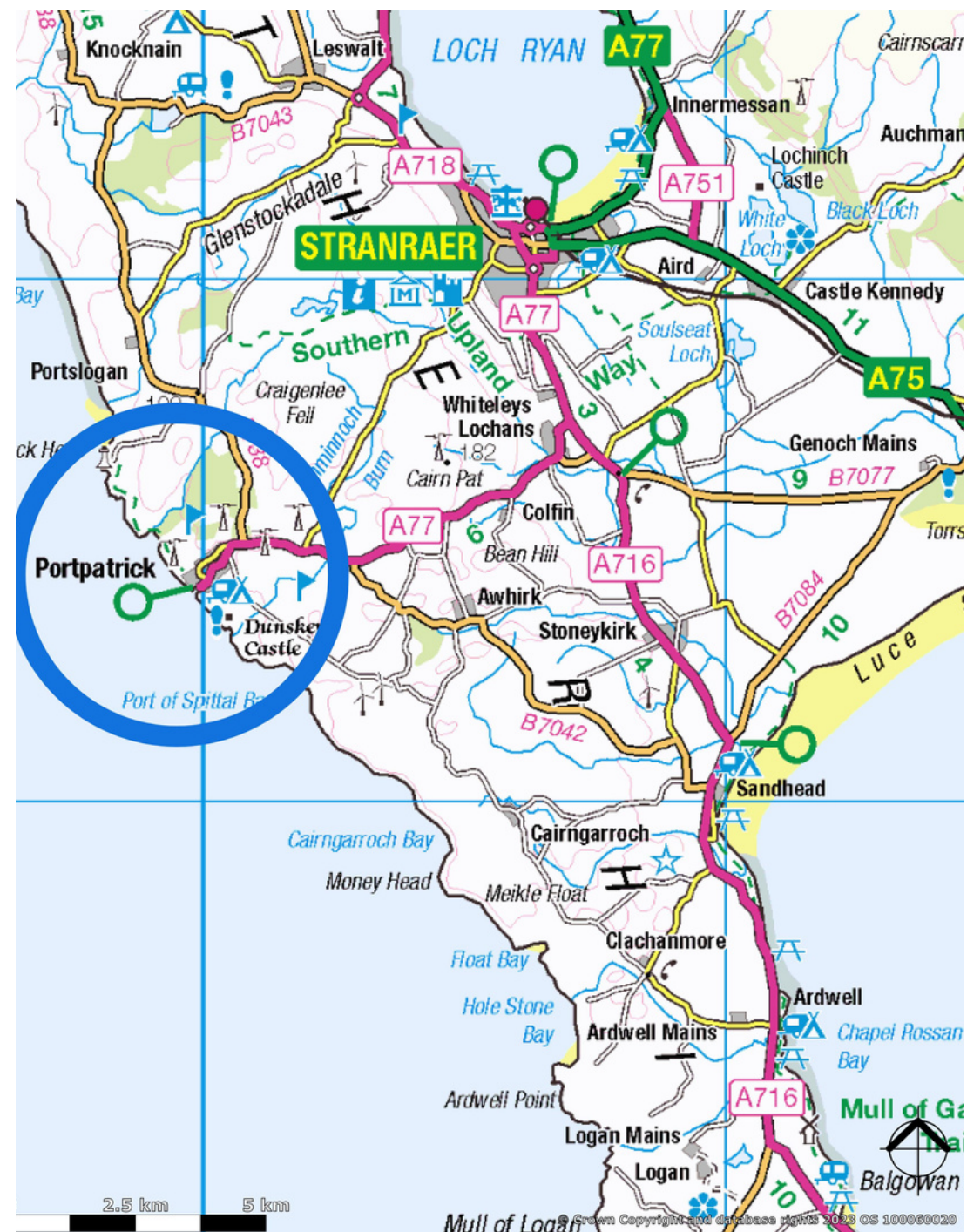
### **RATEABLE VALUE / COUNCIL TAX**

Waterfront Hotel - Rateable Value £45,000 (1st April 2023)











**To arrange a viewing please contact:**



**Alistair Letham**  
**Consultant - Hotel + Leisure**  
Alistair.Letham@g-s.co.uk  
07836 341 710



**Katie Tait**  
**Agent - Hotel + Leisure**  
Katie.Tait@g-s.co.uk  
07500 423 941

## TENURE

Leasehold.

Current lease expires in 2029 and an option to buy is contained within the lease. Further lease information available on request.

## PRICE

Offers over £100,000 are invited for the leasehold interest in the property, the trade fixtures, fittings and equipment, together with the goodwill of the business which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

## EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase agreements.

## FINANCE / BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialist 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 agent at the address below: -

Graham + Sibbald  
40 Torphichen Street  
Edinburgh  
EH3 8JB

## 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.

## IMPORTANT NOTICE

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.