



The Gables Hotel

**1 Annan Road, Gretna,
Dumfries & Galloway, DG16 5DQ**

Offers Around £1,100,000

Freehold

- Attractive 31-bedroom hotel & wedding venue
- Located in Gretna – the UK’s ‘Wedding Capital’
- Excellent range of function, meeting, dining rooms & bar
- Private gardens and ample car parking
- Established business — T/O in excess of £850,000 (net of VAT)

SITUATION

The Gables Hotel is located in Gretna, the UK's 'Wedding Capital', being only one mile from the M74, M6 & A75 giving easy access to Glasgow, Dumfries, Carlisle and the Lake District. Gretna is a famous wedding destination, with around 5,000 couples tying the knot there every year. Historically, Gretna Green welcomed many runaway couples who eloped to marry. The famous Gretna Green Blacksmiths Shop where couples would have come to marry is still in use. The town's wedding industry has developed with an abundant and almost endless demand for wedding celebrations. In addition to weddings (for which there are good bookings for 2023) The Gables Hotel draws custom from the corporate market, with its ease of accessibility, for meetings and seminars.

Weddings aside the hotel is ideally situated for exploring the colourful heritage of Gretna Green, Dumfries & Galloway, and the historic city of Carlisle whilst providing the nature lovers fantastic locations such as Hadrian's Wall and the Northern Lakes not too far.

The hotel itself was originally constructed in the early 20th Century and has since been significantly extended providing additional function and bedroom facilities. Situated in the quiet suburb of Gretna, the Gables Hotel is an attractive property complemented by the immaculate gardens. The public and function areas are neat, affective, efficient, all in great condition, and bedrooms alike.

The Gables Hotel is a good and well-established business within the wedding, commercial and leisure market and offers a wonderful opportunity to new owners.

THE PROPERTY

The original Gables House (an Historic Scotland Listed Building — Category B) was built around 1917 (for the Ministry of Munitions of War) and has grown over the years. With the original property of red brick construction, with contemporary extensions, the accommodation is on both ground and first floor levels.



ACCOMMODATION SUMMARY

The hotel's main entrance, via vestibule porch, leads to: -

Public Areas

- Entrance Hallway with Reception Counter
- Reception Lounge / Lobby (12)
- Lounge Bar in three areas (70)
- Borders Restaurant (40)
- Dovecot Suite (16)
- Garden Room Suite (22)
- Galloway Suite (80)

Letting Bedrooms

- 31 Letting Bedrooms to sleep 71.
- 1 x Alisa Bridal Suite
- 5 x Four Poster Bridal
- 15 x Double
- 5 x Twin / Double
- 5 x Family Room

All bedrooms with full ensuite facilities - 25 x bath and shower; 6 x Jacuzzi baths and shower

Bedrooms are at both ground and first floor level.

Service areas

- Commercial Kitchen
- Preparation Area
- Storage
- 2 x Hotel Offices
- Linen Room
- Laundry
- Boiler Room
- 2 x Beer Cellars
- Spirit Stores

Outside

- Lawned Gardens
- Car Parking



TRADE

Management accounts for the y/e 30th April 2022 show a turnover of £851,492 (net of VAT) from which is achievable an Adjusted EBITDA profit of over £160,000. For 2023, encouragingly, there are already over 50 weddings/conferences booked for the year.

Accounts and 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

Premises Licence under the Licensing (Scotland) Act 2005.

WEBSITE/ RATINGS

<https://gables-hotel-gretna.co.uk/>

Visit Scotland — 3 Star Hotel

Trip Advisor Rating — 4.0

SERVICES

Mains electricity, gas, water and drainage. Gas central heating throughout the hotel.

ENERGY PERFORMANCE CERTIFICATE

The Gables Hotel — EPC Rating — G

The EPC is available on request



RATEABLE VALUE

The Gables Hotel - Rateable Value is £57,750 (effective 1st April 2017)

TENURE

Heritable (Freehold) / Outright Ownership

PRICE

Offers around £1,100,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, which is being sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry.

EXCLUSIONS

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



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

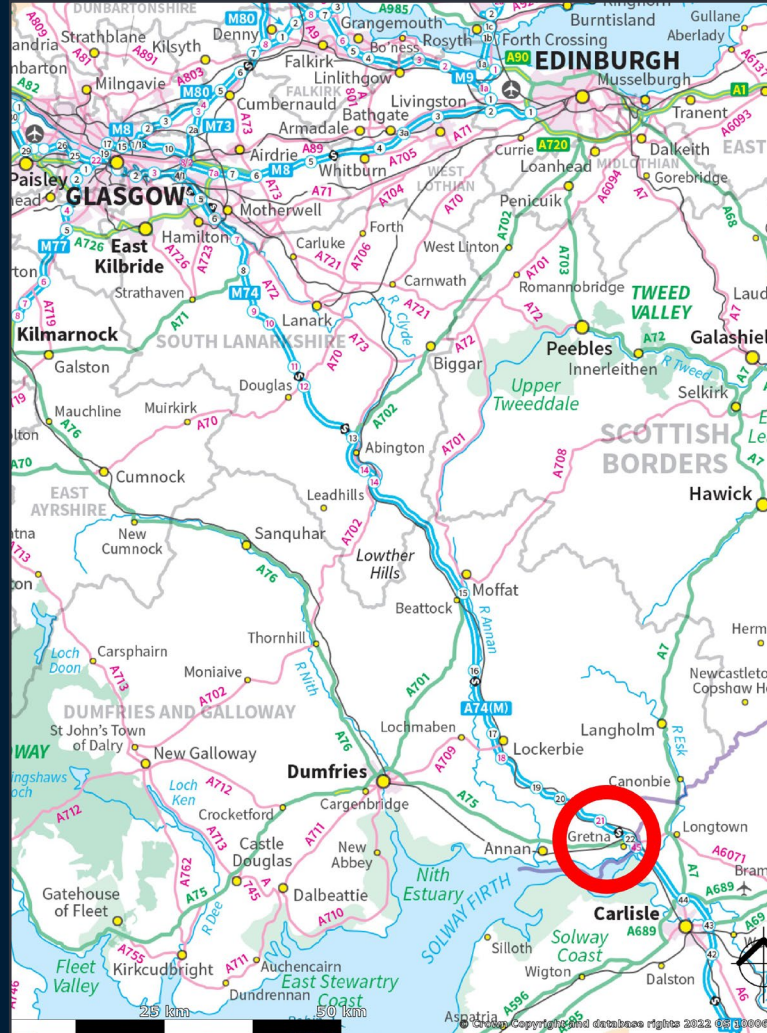
All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
40 Torphichen Street
EDINBURGH









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

GRAHAM SIBBALD



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