



HOTEL FOR SALE /MAY LET

The Plough Inn
30 South Main Street
Wigtown, DG8 9HG

- Licensed Hotel with four en-suite bedroom
- Three bedroomed owner's accommodation
- Recently refurbished to a high standard
- Easily managed lifestyle hotel business
- Offers over £340,000
- Rental available on request

LOCATION:

The hotel is situated on South Main Street within the village of Wigtown surrounding properties are predominantly commercial in nature including a Co-operative Convenience Store, Bookshop, Café/Bookshop and the Galloway Bar.

Main Street and South Main Street are the main access routes through the village. Wigtown lies around seven miles to the south of Newton Stewart and thirty miles to the east of Stranraer, within the Dumfries and Galloway region of southwest Scotland.

Wigtown is designated as Scotland's official "book town" and contains many specialist book shops which are focused predominantly around the village centre. The book town status enhances the attraction of Wigtown as a tourist destination and as a consequence, the local population expands significantly during the summer trading months.

DESCRIPTION:

The premises recently completed an extensive refurbishment. Including new plumbing, central heating, insulation, wiring, fire alarm system and data installation. No expense has been spared. These works have brought the historic inn up to modern standards in comfort and efficiency. A renovation schedule is available on request.

The hotel comprises a part two storey and part three storey property. The main building is of traditional stone construction with a painted and smooth rendered/painted finish to the front and mostly rendered to the rear. The original section of the property is surmounted by a pitched and slated roof incorporating dormer projections.

The hotel has been extended to the rear, the extension sections are part single and part two storey in nature and are of a more traditional brick work construction beneath a pitched and flat roof.

Internally the ground floor of the hotel provides a lounge bar area, dining room, kitchen, ancillary storage areas, and patron toilets.

The main letting accommodation is situated at first floor with a double/twin en-suite room situated to the front of the property with the main building and three additional double/twin en-suite letting bedrooms contained within the first floor.

Additionally there is owners accommodation situated at first and attic floor providing lounge/kitchen/diner plus separate bathroom and shower room, the attic floor provides three bedrooms. This accommodation could also be used as a three bed self-contained holiday flat.

ACCOMMODATION:

Ground floor: Entrance vestibule, lounge bar, dining room, kitchen, patrons toilets, cellar and boiler stores.

First floor: Four en-suite letting bedrooms together with proprietors' accommodation.

Second/attic floor: Additional proprietor's three bedrooms

External: Beer garden, log shed, cellarge and boiler room.

BUSINESS:

The hotel has been operating under a lease which is no longer in place. Prior to the lease taking effect the owner refurbished the property to a high standard.

TRADE INVENTORY:

The trade inventory is not included in the asking price and is available through separate negotiation.

RATING ASSESSMENT:

From reference to the Scottish Assessors Association website(www.saa.gov.co.uk) and note that the premises are entered into the current valuation roll as follows: Rateable value of £7,250.

PRICE:

Offers over £340,000 are invited for the freehold interest of the property. The owner would consider a rent with further information being disclosed if required.

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred during the transaction with the ingoing purchaser being responsible for stamp duty, land tax, registration dues and VAT incurred.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the properties are available upon request.

ENTRY:

Early entry upon completion of legal arrangements.

FINANCE AND BUSINESS MORTGAGES

DM Hall is in regular contact with the specialists involved in the financing of business and property purchases in Scotland and would be happy to make any necessary introductions if required.

VIEWING & FURTHER INFORMATION:

Strictly by appointment and arrangements can be made by contacting the business advisory team;

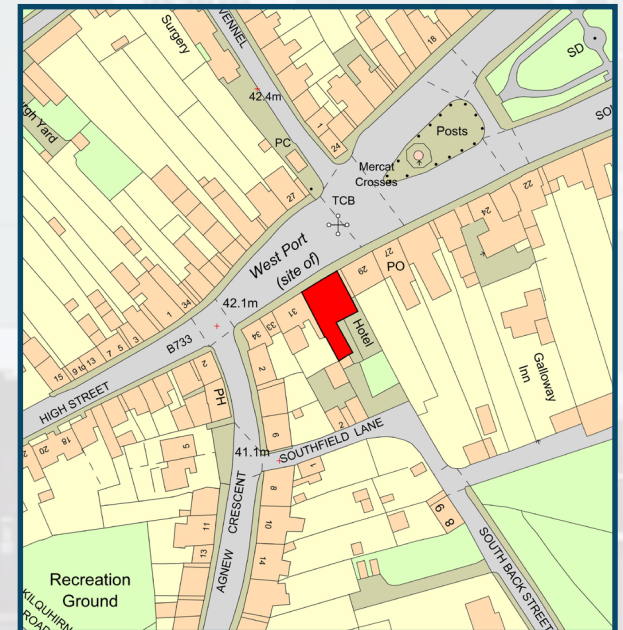
Margaret Mitchell
D M Hall LLP

Tel: 0131 624 6130
e-mail: business.sales@dmhall.co.uk

DATE OF PUBLICATION:

June 2023

Reference: ESA3089

**IMPORTANT NOTE**

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers to tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warrant whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

