

FOR SALE

Immaculate 10-Bedroomed Hotel with separate Charming 3 Bedroom Cottage

**GRAHAM
SIBBALD**



Torrs Warren Country House Hotel
Stoneykirk, near Portpatrick, Dumfries and Galloway, DG9 9DH
Lot 1 — Hotel Offers Over £500,000 — Freehold
Lot 2 — Stables Cottage Offers Over £250,000 — Freehold

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

- **Immaculately Presented 10-Bedroom Country House Hotel; set within approx. 2 acres with detached 3-Bedroom Cottage available**
- **Delightful Bedrooms and an Excellent Range of F&B Facilities**
- **Superbly Located in the Rhin's of Galloway, Close to the Popular Portpatrick and on the Up and Coming South–West Coastal 300 Route**
- **Wonderful Opportunity to Acquire an Established Hospitality Business**



INTRODUCTION

The Torrs Warren Country House Hotel is an attractive 10 bedroom property positioned within circa 2 acres of beautiful grounds close to the Village of Stoneykirk in Wigtownshire. The Fully licensed premises sits about 5 miles from the well-known picturesque harbour village of Portpatrick and a similar distance from the town of Stranraer. The hotel benefits from local and tourist trade throughout the year with the hotel previously being a popular choice to host weddings and functions.

THE PROPERTIES

Lot 1 - Torrs Warren Country House Hotel

The Torrs Warren Country House Hotel, originally built as the manse for the local church, is constructed of stone, colour washed and harled, under slate roof with its accommodation on ground, first and attic floors. The total land area with Torrs Warren Country House Hotel is appx 2 acres.

ACCOMMODATION SUMMARY

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

- Public Areas
- Reception with reception counter
- Resident's Lounge (35)
- Bar Lounge (16)
- Conservatory Restaurant (45)

Letting Bedrooms

10 letting bedrooms to sleep 28

- 4 x double
- 1 x twin
- 4 x family room
- 1 x king room

All bedrooms ensuite;

- 6 x shower only; 3 x bath and shower; 1 x bath only



SERVICE AREAS

- Office
- Commercial kitchen

OUTSIDE

- Ample car parking
- BBQ area with outdoor seating (18)
- Large garden
- Enclosed paddock

TRADE

Torr's Warren Country House Hotel has recently traded on a B&B basis only although a full F&B service is now on offer.

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

Lot 2 - Stables Cottage

The detached cottage has accommodation briefly comprising:-

- 2 Living rooms
- 3 Bedrooms
- 3 Bathrooms
- Kitchen
- Utility Room
- Front and back garden

SERVICES

Mains electricity and water. Private drainage. LPG gas. Oil fired heating

WEBSITE / RATING

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

Trip Advisor - 4.5

TENURE

Heritable (Freehold) / Outright Ownership





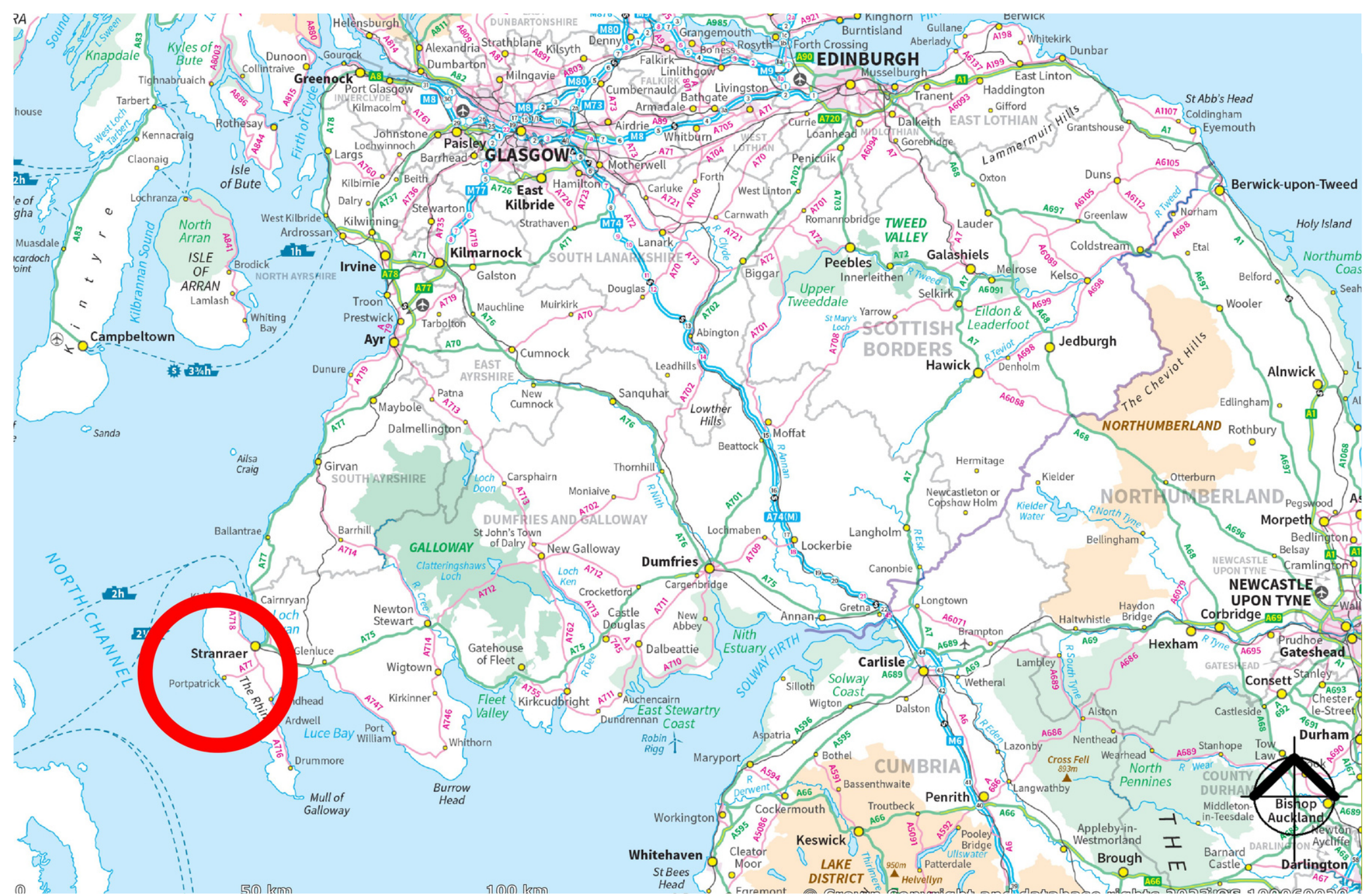


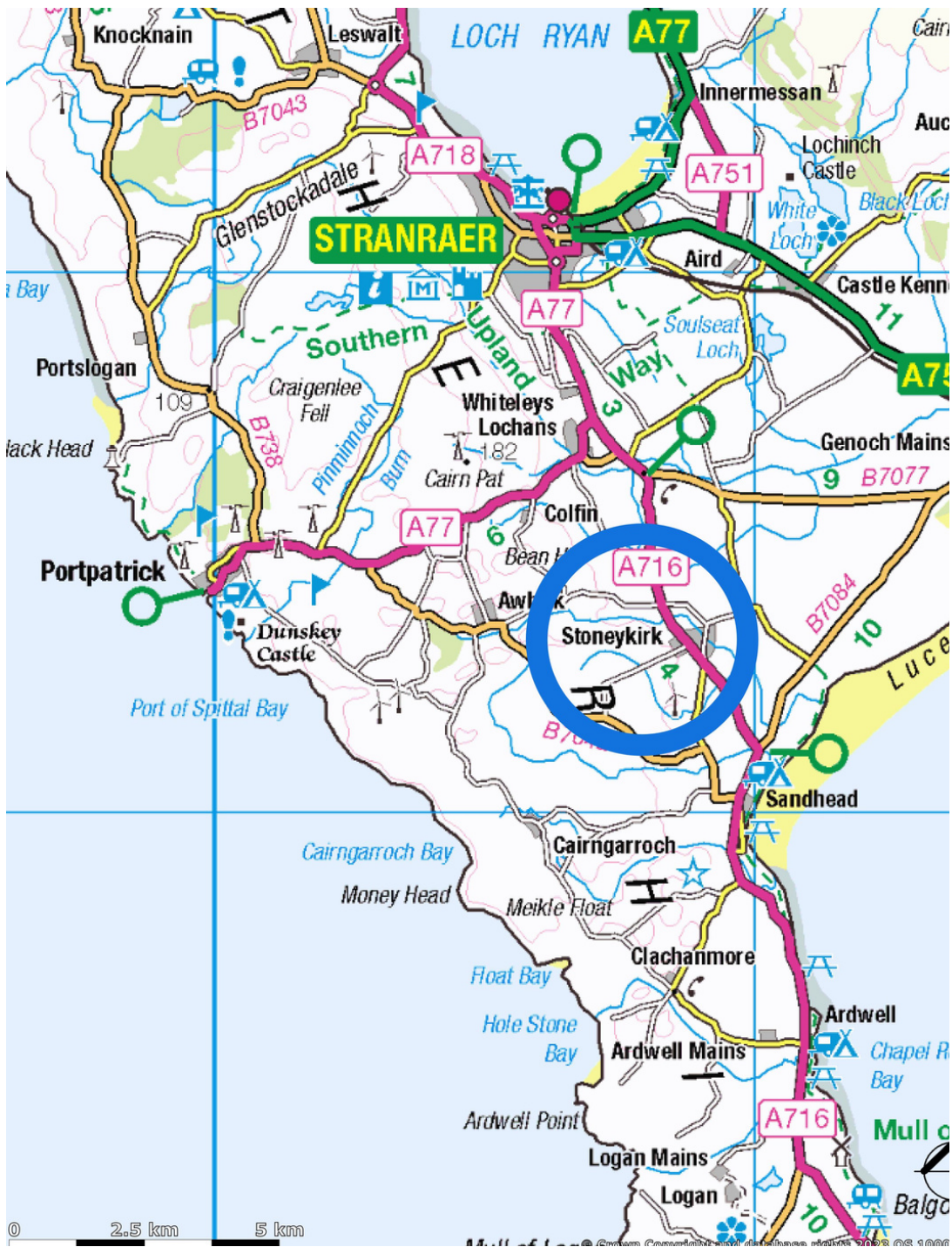
Stables Cottage

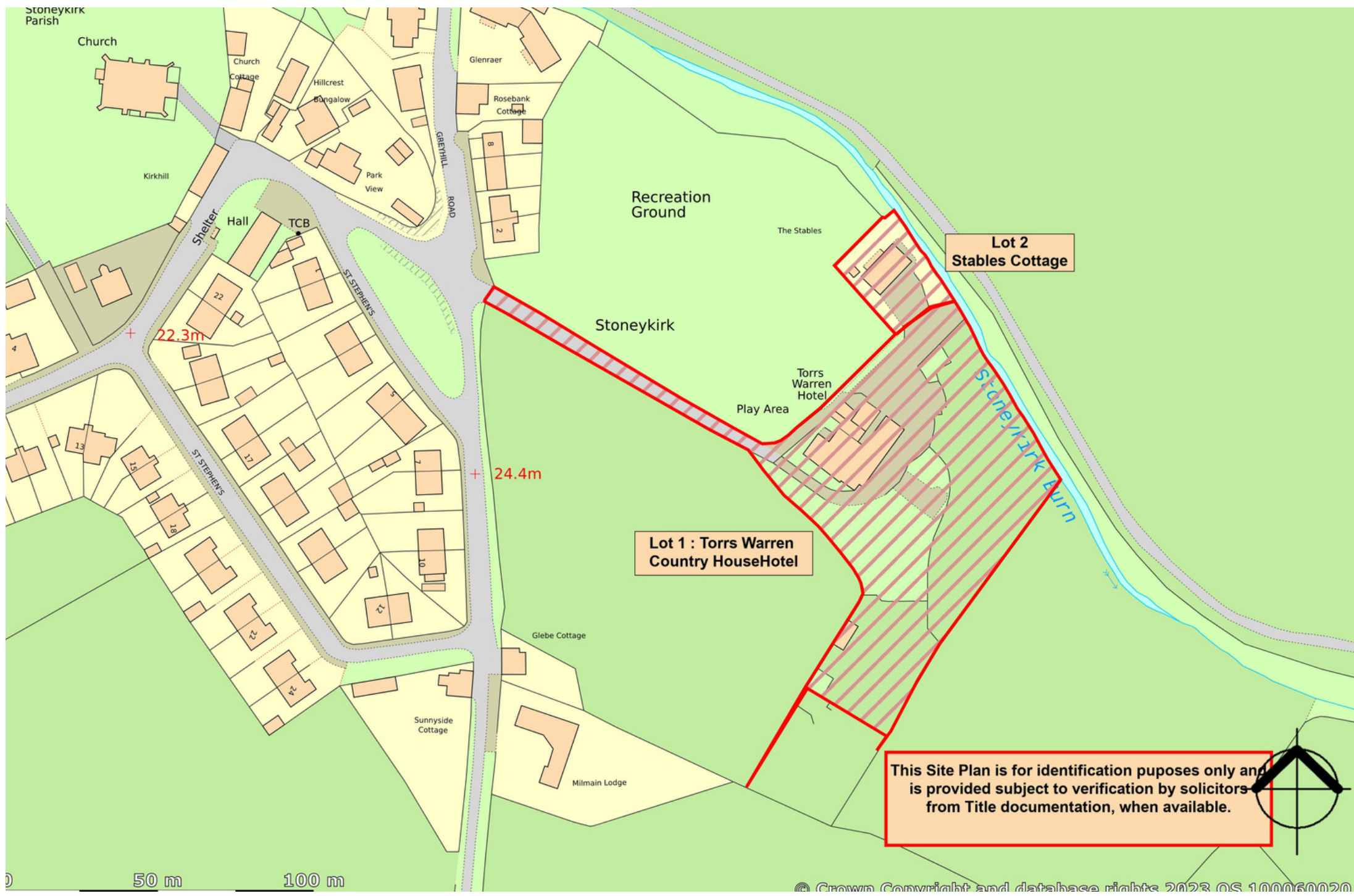


Stables Cottage - Living Room









STAFF

TUPE regulations will be applicable to all staff.

LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

ENERGY PERFORMANCE CERTIFICATE

Torr's Warren Country House Hotel - EPC Rating - G

Stables Cottage – EPC rating D

RATEABLE VALUE / COUNCIL TAX

Torr's Warren Country House Hotel - Rateable Value £8,800 (1st April 2023)

Stables Cottage - Council Tax Band - E

PRICE

Lot 1 Torr's Warren Country House Hotel - Offers over £500,000 are invited for the heritable (freehold) 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.

Lot 2 Stables Cottage - Offers over £250,000 are invited for the heritable (freehold) interest in the property.

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

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

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

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