

On the Instructions of the Star Pubs And Bar

LICENSED PREMISES

- > STUNNING LOCATION
- > LETTING ROOMS
- > OUTSIDE TRADE
- > PRIVATE ACCOMMODATION
- > FUNCTION ROOM & KITCHEN
- > EST. INGOING COSTS: £9,002
- > RENTAL: £36,560 PER ANNUM

Pub Features



TO LET

ANCHOR HOTEL, KIPPFORD, DALBEATTIE, DG5 4LN

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LOCATION

The Anchor Hotel is in the hamlet of Kippford, close to Dalbeattie and is right on the main street and just a few metres away from the waters edge. The hotel has amazing views of the Urr Estuary and is a destination venue.

The Anchor is popular with walkers and their dogs, cyclists, locals and people just looking to get away from it all. Whilst the letting trade is seasonal, you also have the pub and restaurant trade all year and the function room to host events. The kitchen and premises can easily support over 100 covers. Added to all this, there is a substantial beer garden and private accommodation on site.

We are looking for someone 'hands on' to live in and run the hotel as their own business. A good grasp of social media and promotions would be beneficial to keep the Anchor busy. This is a great place to live and work!

TRADE SPACE & FACILITIES

The Anchor Hotel building dates back to the 1800's and was previously a Coaching House. The site consists of a public bar and a lounge bar, two function rooms and a full catering kitchen that is located on the first floor. The Anchor has character and retains a real coal fire.

There are 6 letting rooms that are all en-suite and break down as four doubles, one single and a family room. The hotel is well maintained but would benefit from some re-decoration. The views from the hotel are breathtaking.

Externally, the hotel is unmissable and has a substantial outside trading area.

RENTAL

Offers in excess of £36,560 per annum are invited for the property.

RATING

The subjects are entered in the current Valuation Roll with a rateable value of £42,500.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

Financials

Annual Rent	£	36,560
Estimated Tenants Annual Operating Profit	£	37,459
Representative HEINEKEN UK Brand Discount Per Barrel	£	150
Estimated Annual Turnover	£	609,371
Estimated Annual Barrelage		121



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Investment

Ingoing Costs	
Estimated Licensee Fixtures & Fittings Value	£ 22,000
Estimated Fixtures & Fittings Valuation Fee	£ 250
Estimated Stock Valuation	£ 8,000
Deposit Amount	£ 9,140
Rent In Advance	£ 703
Training Fee	£ 425
Estimated Designated Premises Supervisor / Manager Fee	£ 50
Premises Licence Fee	£ 180
Rates Assessment Fee	£ 55
Estimated Legal Fees	£ 650
Estimated Total Ingoing Costs	£ 41,453
Estimated Minimum Ingoing Costs	£ 19,453

Plans are indicative only

For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors: 31 Byres Road, Glasgow, G11 5RD

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