

PRICE
REDUCTION

HOTEL / RE-DEVELOPMENT

- > ESTABLISHED HOTEL PREMISES
- > SEVEN ENSUITE LETTING ROOMS
- > ATTACHED OWNERS COTTAGE
- > PRIVATE BEER GARDEN
- > VISIBLE POSITION IN POPULAR TOURIST TOWN
- > SITUATED ON A701 SCENIC ROUTE TO EDINBURGH
- > EASY ACCESS ONTO A74(M) MOTORWAY
- > SCOPE FOR SUB-DIVISION OR RESIDENTIAL CONVERSION

FOR SALE

STAG HOTEL, HIGH STREET, MOFFAT, DG10 9HL

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LOCATION

Moffat is located within the Dumfries & Galloway Region of south-west Scotland and lies on the River Annan, surrounded by rolling countryside.

The town was historically developed as a spa town during the early 18th century and is now a popular tourist destination, with around 2,500 permanent residents.

Due to its warm reputation amongst tourists, travellers and outdoor adventurers, Moffat has a busy commercial centre with shops mostly occupied by a complementary mix of local boutique traders.

The subjects occupy a visible position on the western side of the High Street, at its junction with Reid Street, and overlook the main retailing area.

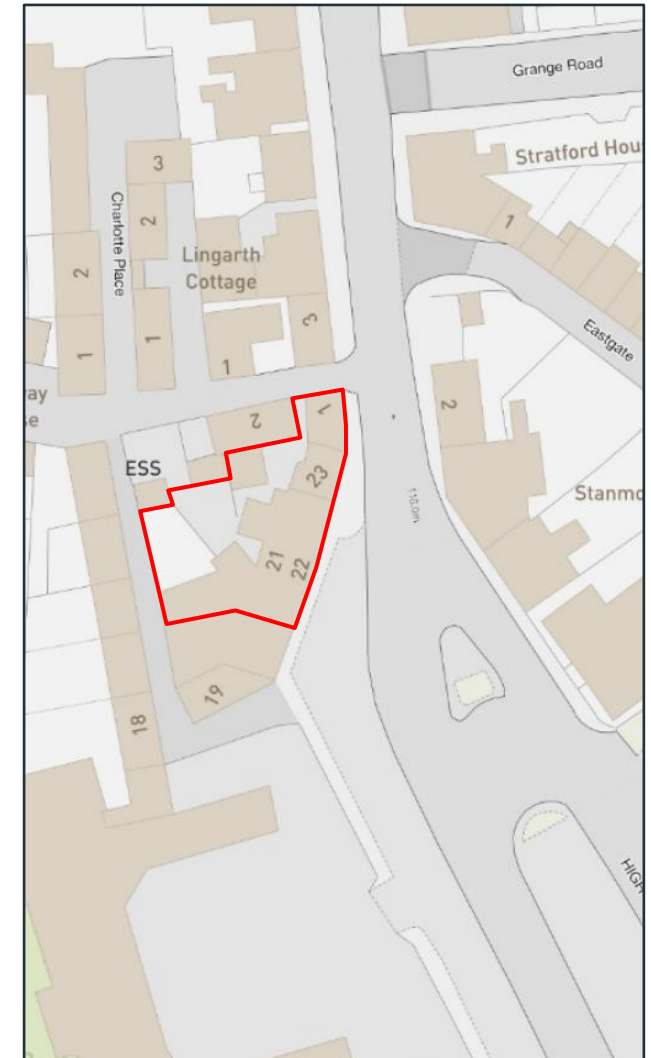
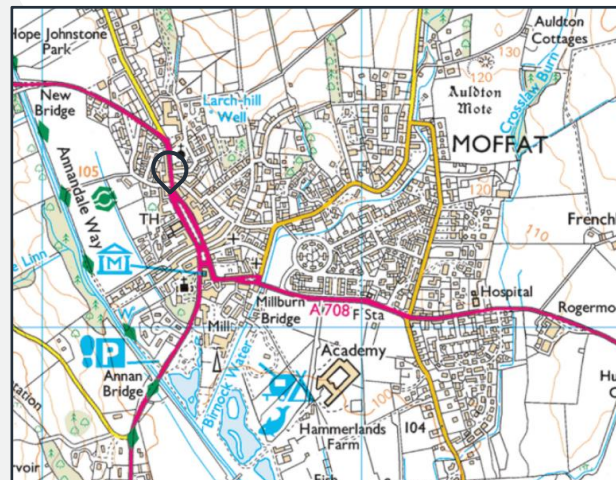
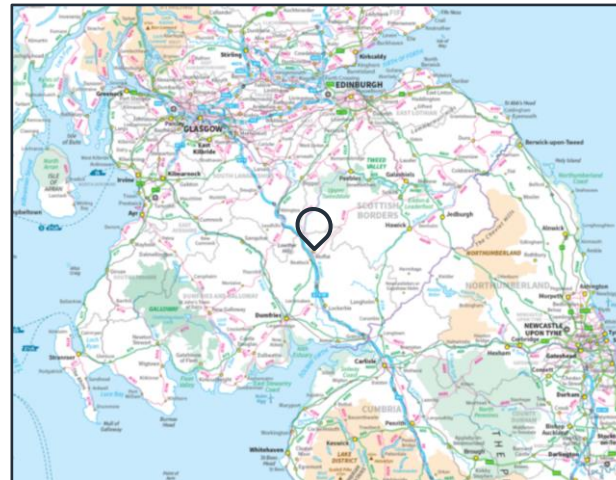
Ample public parking is available along the central reservation and outer edges of the High Street.

The main regional town of Dumfries is around 21 miles to the south, with Glasgow 59 miles to the north-west and Edinburgh approximately 53 miles to the north-east.

The main road connection for Moffat is at Junction 15 of the A74(M) motorway, which lies around 1.5 miles south of the town centre.

However, the town is also situated on the A701 which is promoted as a scenic route to the capital city of Edinburgh and passes by the 'Devil's Beef Tub'.

As a result, Moffat is also a well-known overnight stop amongst the road cycling and motorbike communities.



STAG HOTEL, HIGH STREET, MOFFAT



DESCRIPTION

The subjects comprise an established hotel, formed by an end-terraced two-storey and attic building together with a series of single and two-storey rear projections.

There are also two adjacent cottages, one of which has been linked internally to the main hotel building.

Car parking is available at the front, with a beer garden and external cellarge at the rear.

The buildings are of traditional stone / brick construction surmounted by pitched & slated / flat fibreglass roofs. Windows are mostly of double-glazed uPVC casement design.

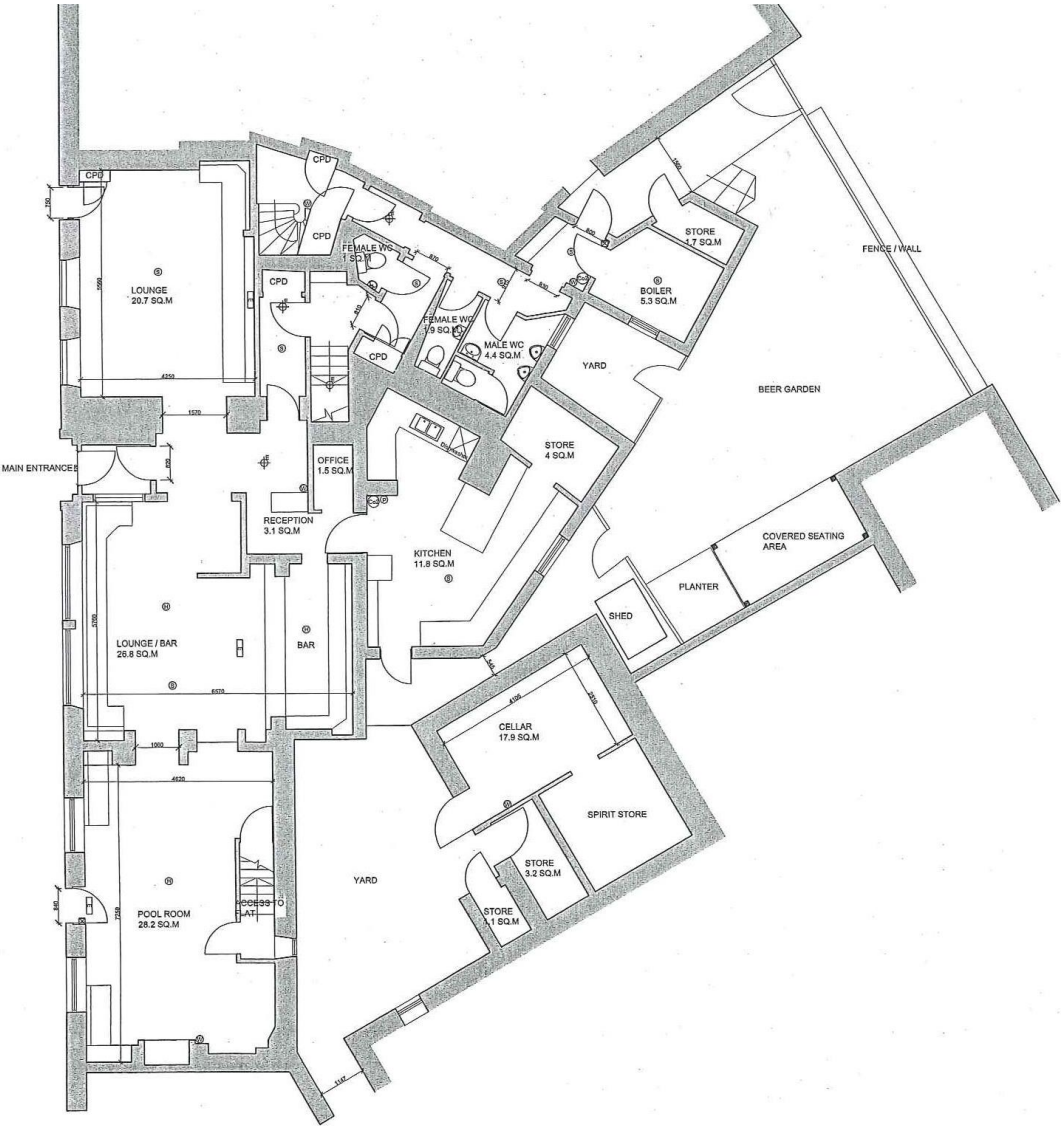
The internal accommodation extends to the following:

- Public Bar, Games Room & Dining Lounge
- Fitted Kitchen, Office, Stores & Toilets
- Seven Ensuite Letting Rooms
- Staff Bedroom & Former Owner's Flat
- Owner's Cottage

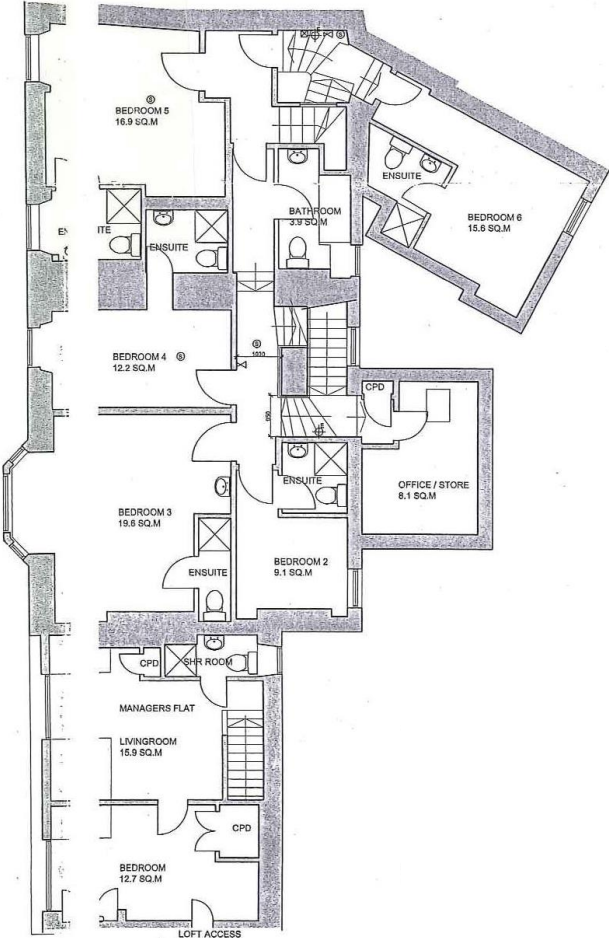
FLOOR AREAS	m²	ft²
Ground Floor	184.67	1,988
First Floor	140.12	1,508
Attic Floor	40.14	432
External Cellarage	22.14	238
TOTAL	387.07	4,166

The above floor areas, which have been calculated from on site measurements, are stated on a gross internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.

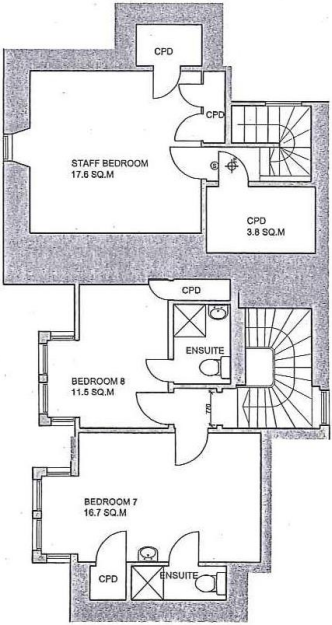




Ground Floor
(excluding Owner's Cottage)



First Floor



Attic Floor



STAG
HOTEL

ACADEMY ROAD

Yellow sign with a blue circle and a black arrow pointing left.

PREMISES LICENCE

The current premises license permits the sale of alcohol during the following hours:

Sunday to Wednesday: 11:00 – 23:00

Thursday to Saturday: 11:00 – 00:00

Friday & Saturday: 11:00 - 01:00 (Functions)

The premises license is transferrable through sale.

FIXTURES AND FITTINGS

We are verbally advised that all fixtures and fittings are owned outright and will be included as part of the sale.

SERVICES

The property is connected to mains supplies of water, gas, electricity and drainage.

Space heating is provided by a gas-fired boiler serving a series of wall mounted radiators.

BUSINESS RATES & COUNCIL TAX

Rateable Value: £22,200

Council Tax: Band A

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: Pending

PRICE & VALUE ADDED TAX

Purchase offers over **£170,000** are invited.

We understand that the property is VAT elected.

LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the purchaser will be responsible for LBTT, registration dues and VAT where applicable.

PLANNING

The subjects are long established as a hotel premises and therefore benefit from a Class 7 (Hotel) consent, however, the property may be suitable for residential conversion, subject to the necessary Local Authority consents.

MONEY LAUNDERING

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 and 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.



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

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: DEC 2023**

