

Golf Hotel

Criffel Street, Silloth-on-Solway, CA7 4AB



For Sale



- Award-Winning coastal hotel in busy commercial Town Centre
- 23 letting bedrooms, Restaurant/bar (75), Function room (110)
- Separate retail space located on ground floor and adjoining property
- Located minutes from one of Britain's best championship golf courses
- Separate managers and owner's accommodation
- Turnover year ended 2022 - £677,748, EBITDA circa £160k

£795,000 - Freehold

Viewing is strictly by appointment through Colliers

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Golf Hotel, Silloth-on-Solway



The Golf Hotel is an award-winning hotel located in the centre of Silloth, a charming coastal town that is part of the Solway Coast Area of Outstanding Natural Beauty. The hotel operates with 23 letting bedrooms, a busy open plan restaurant with seating for around 75, with a bar and a lounge that serve delicious food and drinks, as well as packed lunches on request. There is a spacious function room with a capacity of 110 which can be used for wedding, if licenced, conferences and social events. In addition to the hotel, there is also several retail spaces including a laundrette which currently generates a letting income

Silloth on Solway is a charming seaside town in Cumbria, England, that offers a variety of attractions and activities for visitors. It has a large town green in the centre, with a water splash play area, a putting green, and also has a long promenade along the coast, where visitors can enjoy the views of the Solway Firth and Scotland. Silloth is located on Coast-to-Coast cycle route and is home to a championship golf course that is ranked among the best links courses in Britain and Ireland, with the area hosting several festivals and events throughout the year, such as the beer and music festival and the vintage rally bringing thousands of potential customers to the doorstep. The hotel is also a convenient base for exploring Carlisle, the Lake District and West Cumbria, which are all within a 40-minute drive.

The hotel has been operated by the family for a number of years and has seen much improvement in the fabric of the building and in trade, however due to their desire to retire from the industry, this highly profitable and successful hotel has been brought to the market.

The Property

The hotel is set into a traditional terrace property of local construction under a tiles roof.

Public Areas

The main hotel entrance leads into the reception, with reception counter and back office. The main dining/restaurant space is open plan and has seating for round 75 with timber bar servery and has lovely view over the green to the front, and a separate breakfast room for its guests which has seating for around 30. The function room has a capacity of 110 with dance floor, separate bar.

Letting Accommodation

The hotel operates with 23 letting bedrooms (18 double/twin, 2 family rooms, and 3 single rooms) located on the first and second floors. All of the bedrooms are well presented and comfortable with modern amenities.

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Service Aress

The hotel has a fully equipped commercial kitchen with washup area storerooms and a walk-in fridge and freezer. Located on the ground floor is there are a number of storage rooms with a staff changing rooms, games room, laundry and provide access to the rear and outside of the hotel.

Staff / Owners' Accommodation

The owner or manager has the benefit of a 3-bed apartment which is currently utilised by staff members. In addition, there is a cottage which comprises 2 bedrooms, lounge kitchen and bathroom which is presently unoccupied.

Retail Space

Located next door to the hotel is a ground floor retail space currently used as a laundrette, which is rented out on a short-term rental agreement to a third-party operator. On the lower ground floor is an additional retail space which requires work, however could be incorporated into the main hotel or rented out separately to a third-party operator.

Services

All mains services are connected.

Website

www.golfhotelsilloth.co.uk

Trade

Profit and Loss Accounts provided by the owner accountant shows turnover of £677,748 for the year ended 31st May 2022 with an EBITDA circa £160k. Further trading information can be made available to any seriously interested party after a viewing.

Price

Offers of £795,000 are invited for the freehold property complete with goodwill and trade contents (according to inventory) excluding personal items. Stock at valuation.

Finance

Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

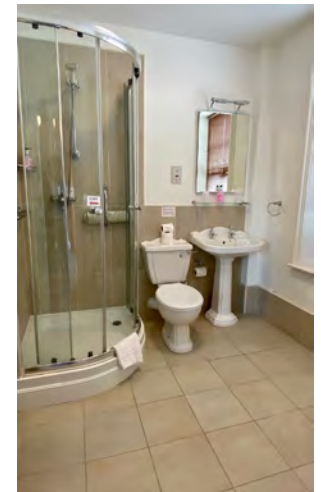
To View

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

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For further information, please contact:



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