

ONE OF SCOTLAND'S MOST BEAUTIFUL HOTELS,
HOUSED IN AN EXCEPTIONALLY WELL-RESTORED
18th CENTURY ADAMS HUNTING LODGE.



HIGH STREET | MOFFAT | DUMFRIES & GALLOWAY | DG10 9HL

HIGHLIGHTS

- ▶ AN EXCEPTIONALLY WELL-EXECUTED RESTORATION OF AN EIGHTEENTH CENTURY ADAMS HUNTING LODGE, BECOMING ONE OF THE MOST BEAUTIFUL HOTELS IN SCOTLAND
- ▶ PROMINENT LOCATION IN THE PICTURESQUE TOWN OF MOFFAT, CLOSE TO M74 (JCT15) - ALMOST EQUIDISTANT TO EDINBURGH, GLASGOW AND CARLISLE
- ▶ 15 BEAUTIFUL EN SUITE BEDROOMS AND EXTREMELY WELL APPOINTED PUBLIC AREAS INCLUDING BAR, RESTAURANT AND SUN LOUNGE
- ▶ INCLUDES HOLIDAY LETTING COTTAGE AND SEPARATE OWNER'S ACCOMMODATION COTTAGE, IN OPEN GROUNDS EXTENDING TO AROUND 1.4 ACRES
- ▶ AWARD-WINNING TURNKEY BUSINESS OPPORTUNITY WHICH IS GROWING FROM STRENGTH TO STRENGTH
- ▶ FEUHOLD (FREEHOLD EQUIVALENT)
- ▶ **OFFERS IN THE REGION OF £1.5M**

MOFFAT
HOUSE

INTRODUCTION & LOCATION



A GRADE A LISTED, ELEGANT AND CLASSICAL GEORGIAN MANSION HOUSE, MOFFAT HOUSE HOTEL CAN TRACE ITS ORIGINS TO 1761 WHEN THE FAMOUS ARCHITECT, JOHN ADAM, COMPLETED THE PROPERTY FOR THE EARL OF HOPETOUN.

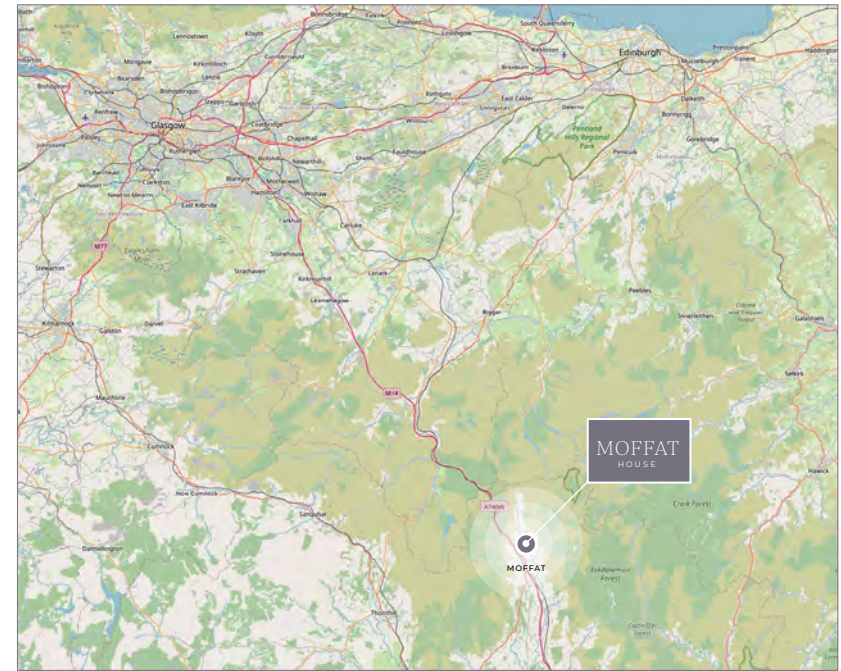
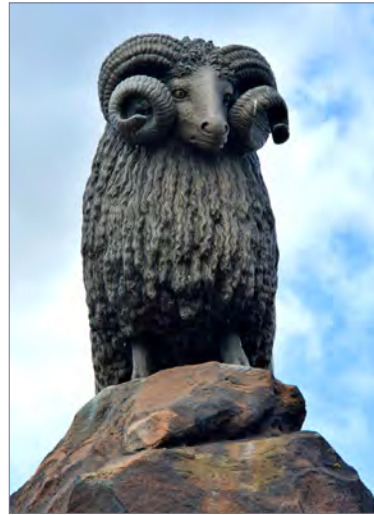
THE MOFFAT HOUSE HOTEL, OCCUPYING ITS CONSPICUOUS AND VALUABLE SITE IN THE CENTRE OF THE TOWN, HAS TRADED AS AN HOTEL FOR MANY YEARS, IN RECENT YEARS BEING SUBJECT TO A MASSIVE RENOVATION AND REFURBISHMENT THROUGHOUT THE PROPERTY.

THE AA 4* HOTEL WON HOSPITALITY SECTOR PROJECT OF THE YEAR FOR ITS DESIGN AND DECORATION AND IT SHOWS IN EVERY ROOM. THIS HAS LED TO THE HOTEL BECOMING THE JEWEL IN THE CROWN OF THE TOWN, COMING RUNNER-UP IN THE BEST COUNTRY HOUSE HOTEL CATEGORY AND THE PRESTIGE AWARDS, SCOTLAND, DESPITE ONLY TRADING FOR 2 FULL YEARS. THE HOTEL HAS ALSO RECENTLY BEEN AWARDED AN AA ROSETTE.

MOFFAT
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Nestling in the Tweedsmuir foothills, the town of Moffat is almost equidistant between Carlisle, Edinburgh and Glasgow, and this feature has greatly contributed to the prosperity and popularity of this particular locality of southern Scotland.

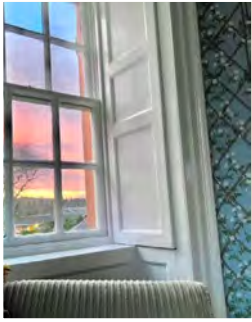
Moffat has its heritage as a spa town from the Victorian era and much of the character of the town's uniqueness remains today. The surrounding area has much to offer visitors – golf, fishing, hillwalking to name a few of the activities – and with the proximity of the M74 (1 mile away at junction 15) it ensures an ease of accessibility both to south of the border and north to the central belt and onwards to Glasgow and Edinburgh.



The vendors purchased the Moffat House Hotel in 2020 as a family project. Changes in family circumstances have hastened the decision to sell the Moffat House Hotel, giving new owners an excellent opportunity to acquire this business which is now starting to really grow following the refurbishment and re-opening.



THE PROPERTY



MOFFAT HOUSE HOTEL, an Historic Scotland Category A Listed Building, has a classical Georgian symmetrical façade, with two wings to the central core forming a courtyard at the front entrance to the property. The accommodation is over three main levels.

The property's recent refurbishment cost over £1,500,000 and included a full refurbishment of the internals of the hotel, including new high quality fixtures and fittings, as well as renovation of the property including new electrical wiring, new gas supply, new roof, new timbers in areas affected by rot, new water system and renovation of the owner's accommodation. All the works have appropriate warranties in place and have been done to an extremely high standard meaning the hotel is available at a luxury level.

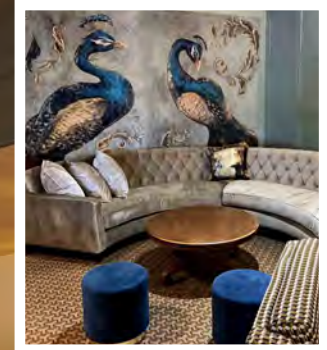


PUBLIC AREAS

From the sweeping newly gravelled courtyard at the front, an impressive entrance leads to the C18th century Adams cantilever staircase with eight and a half metre cascading antler chandelier, from where there is access to the Reception with counter, cloakroom and office behind.

To the right is the spacious Adams' Lounge and Bar (80), which features a fireplace, and from there there is access to the Hunting Lounge which leads through to the impressive conservatory Sun Lounge with views over the open gardens.

To the left of the entrance, is the hotel's main restaurant which is also ideal as a Function Suite which can cater for around 100.



LETTING BEDROOMS



The letting bedrooms are split between the main hotel building and the wings of the hotel. The left wing contains 4 bedrooms which are completely new, being recently re-constructed from a former self-catering cottage.

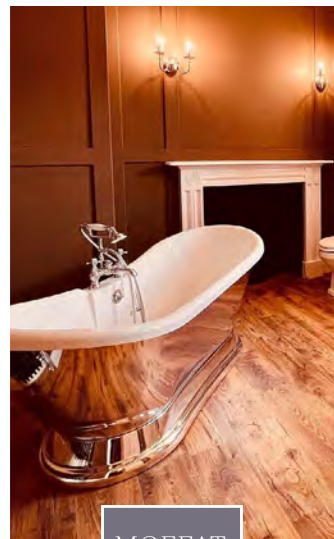
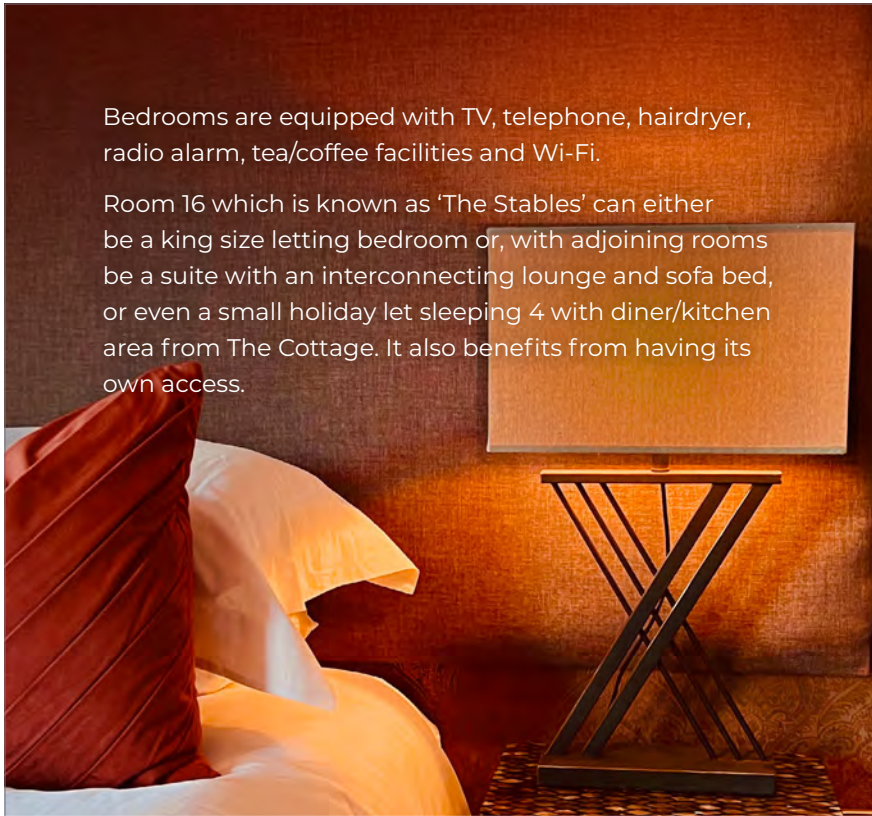
15 en suite letting bedrooms which are all individually stylishly designed and fitted (including new bathrooms throughout) arranged as follows:

Double:	1
King:	7
Super King:	5
Feature King:	1
Feature Super King:	1

The bedrooms are split between Suites (2), Exceptional (6) and Beautiful (7).

Bedrooms are equipped with TV, telephone, hairdryer, radio alarm, tea/coffee facilities and Wi-Fi.

Room 16 which is known as 'The Stables' can either be a king size letting bedroom or, with adjoining rooms be a suite with an interconnecting lounge and sofa bed, or even a small holiday let sleeping 4 with diner/kitchen area from The Cottage. It also benefits from having its own access.



SERVICE AREAS

Main commercial kitchen (also fully refurbished) with wash-up and prep areas. Walk in fridge and freezer. Basement cellarage. Range of stores. Laundry. Single garage store located off north driveway. Manager's office close to the bar.

THE COTTAGE AT MOFFAT HOUSE

Located in the left wing as you face the hotel is brand new and renovated self contained holiday accommodation. The Cottage can sleep up to 4 people and benefits from one bedroom, lounge sun room (with sofa bed), bathroom and kitchen dining area. It also has a small private garden and its own parking. The cottage has not yet traded but can immediately be opened and added to the business.

OWNER'S COTTAGE/ STAFF ACCOMMODATION

Located to the rear of the north wing of the hotel, with its own garden and separate access is a pretty 2 bedroom cottage ideal for either owner's/staff accommodation or a self catering holiday cottage.

Recently refurbished, the cottage is presently unused and could also be used as holiday letting. The cottage briefly comprises: Entrance Hall, 2 x double bedrooms, lounge with kitchen area, bathroom and storage area.

On the third/attic floor of the main hotel building, there are three double bedrooms and a separate bathroom, which are presently used for storage/ amenity space for the owners. In previous years, this area has been used as staff accommodation and could easily revert back to this use or be utilised for owner's accommodation.



EXTERNAL

Moffat House Hotel is located in around 1.4 acres of its own private grounds – a valuable site in the centre of Moffat. This includes the gravel car park and courtyard area to the front of the hotel and gentling sloping, enclosed private gardens, with a number of fine mature and ornamental trees to the rear.

LICENCE

Premises Licence

SERVICES

Dumfries and Galloway Council:
030 33 33 3000.
Mains water, electricity, gas and drainage. Partial gas-fired central heating, which heats hot water. Partial electric heating. Wi-Fi throughout.

WEBSITE

<https://moffat-house.co.uk/>

MOFFAT
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TRADE

THE HOTEL TRADES AS A HIGH-QUALITY INDEPENDENT HOTEL OFFERING CLUB WITH AN ONSITE CORE STAFF TEAM IN PLACE INCLUDING GENERAL MANAGER.

Income is generated from a variety of sources with the hotel being popular as a destination in its own right as well as being a luxury stopping point for those travelling up and down the M74 as well as from the M74 to Edinburgh. The restaurant/bar is also popular with locals as well as resident guests; and the hotel has begun events such as the recent Hogmanay party which was hugely oversubscribed.

Recent trading is growing extremely quickly and forward bookings for 2024 are looking very strong.

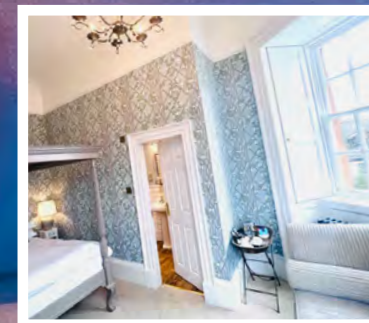
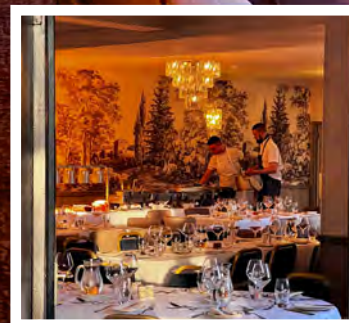
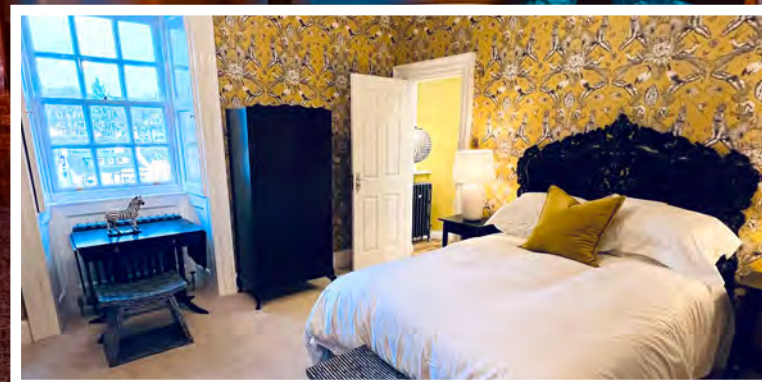
It is anticipated that trade will continue to grow, with a recent focus on cost control meaning profitability remains.

This is an ideal time for a new owner to take advantage of this growing business and also the upsides on offer following the significant recent investment undertaken.

The hotel is for sale due to retirement and further financial details are available to seriously interested parties.

TENURE

Freehold.



FURTHER INFORMATION

An Information Memorandum will be made available to interested parties upon request to Colliers.

PRICE AND METHOD OF SALE

Offers in the Region of £1,500,000 for the asset and business as a going concern including goodwill and trade contents. Stock at valuation. Excluding personal items.

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.

ENERGY PERFORMANCE CERTIFICATE

Rating: **G**
(Report undertaken prior to recent renovation).

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.

FOR FURTHER INFORMATION OR TO ARRANGE AN INSPECTION OF THE PROPERTY, PLEASE CONTACT:

ROBERT SMITHSON

ASSOCIATE DIRECTOR | HOTELS AGENCY

D +44 113 200 1876

M +44 7825 171652

ROBERT.SMITHSON@COLLIERS.COM



1 Broad Gate
The Headrow
Leeds | LS1 8EQ



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