



The Gordon Arms Hotel

Ref: 5244966

Yarrow Valley, Selkirk, TD7 5LE

Freehold: Offers over - £350,000

8 Letting Rooms

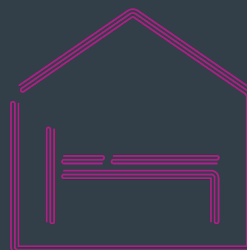
Bar & Restaurant (80)

Beer Garden

Commercial Kitchen

Private dining / Function room

Energy Rating G



This C Listed building is a traditional stone construction laid over two floors. It has eight letting bedrooms all with en-suite facilities, a cosy bar seating up to 20 with wood and coal burning stove, a restaurant with a capacity of up to 60 and a further dining and function room with a capacity for up to 60.

The hotel is prominently located on the A708 and benefits from a great deal of passing trade from tourists and commuters as well as the local community. The area also attracts outdoor enthusiasts such as walkers and cyclists.



Location

The Gordon Arms Hotel is located within the Yarrow Valley in the Scottish Borders. Edinburgh is just over an hours drive, the M74 only half an hours drive, Selkirk around 13 miles East and Peebles around 15 miles North with St Marys Loch only 5 miles away. The property offers fantastic views over the rolling hills of the Yarrow Valley.

Fixtures & Fittings

All fixtures and fittings are owned outright by the client and will be included within the sale (excluding any personal items).



The Opportunity

A great opportunity has become available due to the client seeking early retirement. They have owned and operated the business for eight years. The business operates as a popular country hotel with eight high standard en-suite letting rooms. The Gordon Arms Hotel provides fantastic traditional food and accommodation boasting great reviews on TripAdvisor, Google and Facebook where they have over 1,700 followers.

Accommodation bookings mainly come via their own website, www.thegordonarms.com. Booking.com and Expedia are also used. There is currently no other operating Hotel or Restaurant in the Yarrow Valley.

Internal Details

The Gordon Arms Hotel is a detached property with direct access from the front car park either by the main hotel door or the bar entrance door. The bar entrance door opens into a foyer with a letting room on your left, access to the male toilets and a glass paneled door to the right leads to the cosy bar, which has movable wooden tables and chairs that can accommodate up to 20, wood/coal burning stove and a corner bar towards the rear of the room.

Access to the main restaurant is by the main front door or an archway leading from the bar and this room can comfortably accommodate 60. This area of the hotel benefits from a great deal of natural light via the external windows at the front and side and the main hotel entrance door. A bar server provides service from the bar to the main restaurant.

This area also provides access to the ladies WC, fully fitted commercial kitchen, cellar and laundry area. A door from the restaurant leads to the function room, a guest lobby and stairs to the guest accommodation. On the first floor there are seven letting rooms and a guest seating area.



Letting Accommodation

There are eight letting rooms all with modern en-suite facilities. The rooms have been tastefully modernised and decorated throughout and are a mixture of twins and doubles.

External Details

There is ample parking to the front of the property for 15 cars and a further 8 cars to the side, with potential to increase this capacity. A large beer garden can be found to the rear and side.

Owner's Accommodation

There is an adjoining two storey extension which could be developed to provide additional letting or owner's accommodation. This building is in shell condition but does have all main services.

Staff

The business is operated by the client with additional support from two permanent members of staff, part time staff and seasonal staff as and when required.

Trading Information

Full trading information will be provided to interested parties once a formal viewing has taken place.

Trading Hours

Trading hours vary throughout the year:

Summer Hours

Sunday to Thursday - 12.00 noon - 9.00pm (kitchen open 12noon to 8pm)
Friday and Saturday - 12.00 noon - 12.00pm (kitchen open 12noon to 9pm)

Winter Hours

Friday 12 noon - Midnight (kitchen open 12.00 noon - 8.30pm)
Saturday 12 noon - Midnight (kitchen open 12.00 noon – 9.00pm)
Sunday 10 noon - 10.00pm (kitchen open 12.00 noon – 7.00 pm)





Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Tony Spence

Business Agent - Hospitality

T:+44 131 524 3417

M:+44 7701 315 068

E:tony.spence@christie.com

Edinburgh



CHRISTIE FINANCE

Part of the Christie & Co Network



CHRISTIE INSURANCE

Part of the Christie & Co Network

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only. March 2021

christie.com