

For Sale – Freehold Asking price £1,350,000

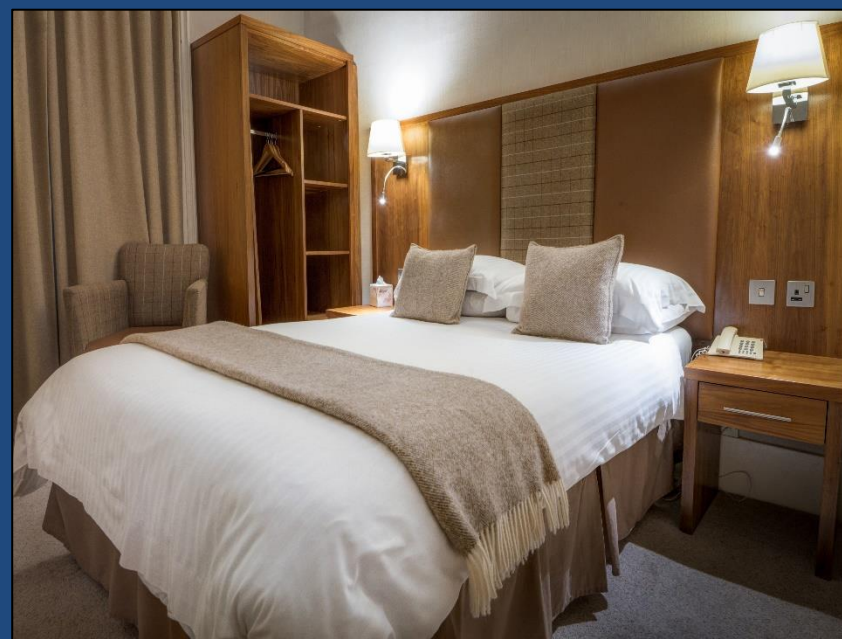
Mackays Hotel, Union Street, Wick, KW1 5ED



MacKays Hotel, Union Street, Wick, Caithness, KW1 5ED

Executive Summary

- A unique opportunity to acquire an established town centre hotel on the popular NC500
- 3 Lots available:
- 30 bed MacKays Hotel asking price £1,350,000
- 6 Self catering apartments (supplementary letting accommodation) asking price £350,000
- Church building (vacant) available by separate negotiation
- Award winning whisky bar, No. 1 Bistro, a private dining room, Ballroom and meeting rooms.
- Riverside location in the Highland town of Wick, a popular stop off and base for those exploring the NC500.
- Privately owned for over 67 years.



Location

MacKays Hotel is situated on Union Street at its junction with River Street in the town centre of Wick on the far north east coast of the Scottish Mainland.

The very front elevation of the hotel is actually set on Ebenezer Place, credited by the Guinness Book of World Records as being the shortest street in the world at just 6ft 9 inches long. It has only 1 address, No. 1 Bistro within MacKays Hotel.

Drive times :

Inverness -	2 hours
Edinburgh -	5 hours
Glasgow -	5 hours
John O'Groats	23 mins

Wick is a town with a population of approx. 7000 and is situated in the Caithness area of northern Scotland.

The increasingly popular and world renowned North Coast 500 is a popular tourist route circling the north of Scotland from Inverness, passing by Torridon, Ullapool, Kylesku, Thurso, Wick and Dornoch.



The hotel overlooks The River Wick which flows into the town's Harbour.

The surrounding area incorporates a mix of uses and the hotel benefits from its central location being only a short walk from all town centre amenities.

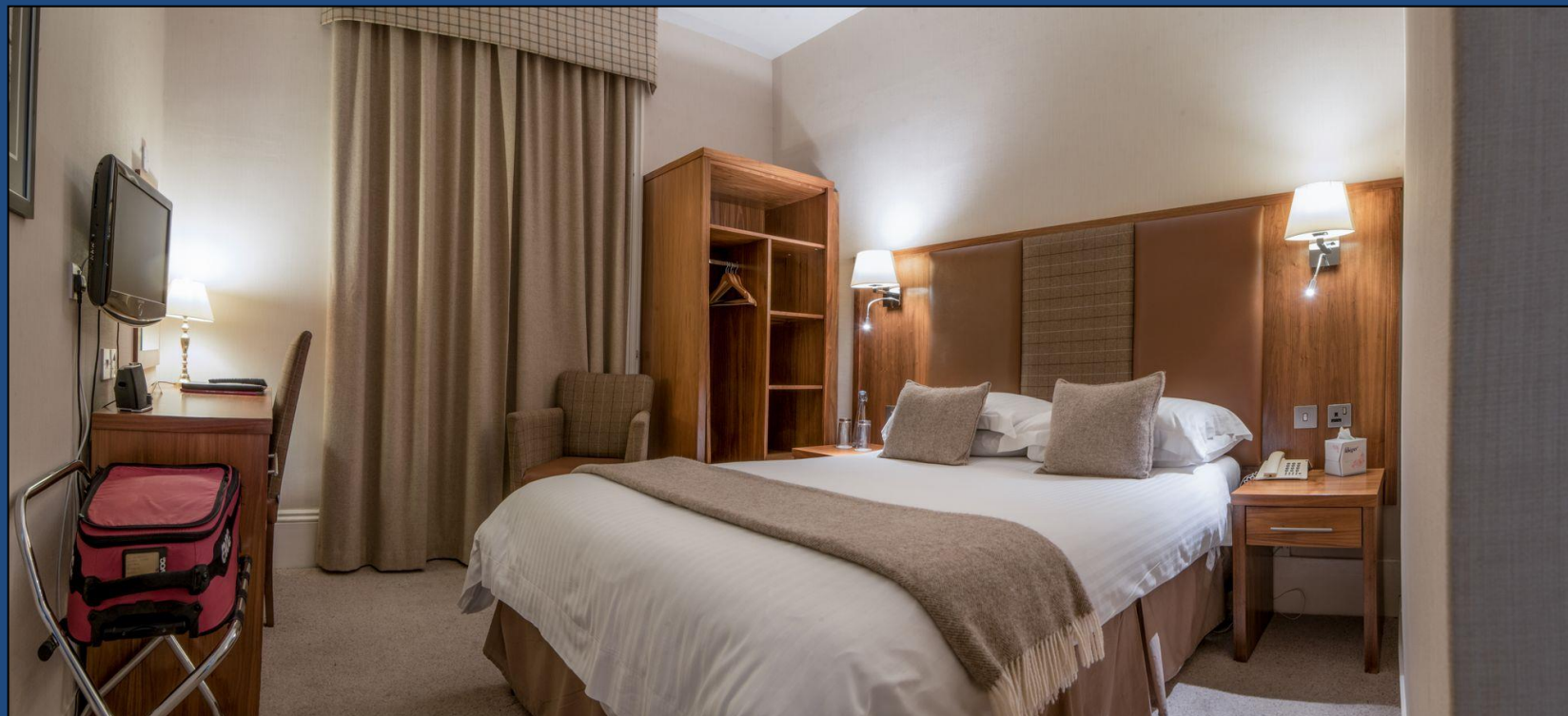


Description

Built in 1883 MacKays Hotel is a traditional stone built property with pitched slated roof. There is a single storey extension between the hotel and the vacant church building which incorporates the large Ballroom, set beneath a flat mineral felt roof.

The hotel has been owned and operated by the same family for over 67 years and being well established it is extremely popular with locals and visitors to the area. Many tourists are repeat visitors and use the hotel as a base to explore the NC500. The hotel also includes a Bio Mass Boiler and holds a Gold Award for Green Tourism.

VIRTUAL TOUR: Virtual Tour <https://www.mackayshotel.co.uk/gallery/>



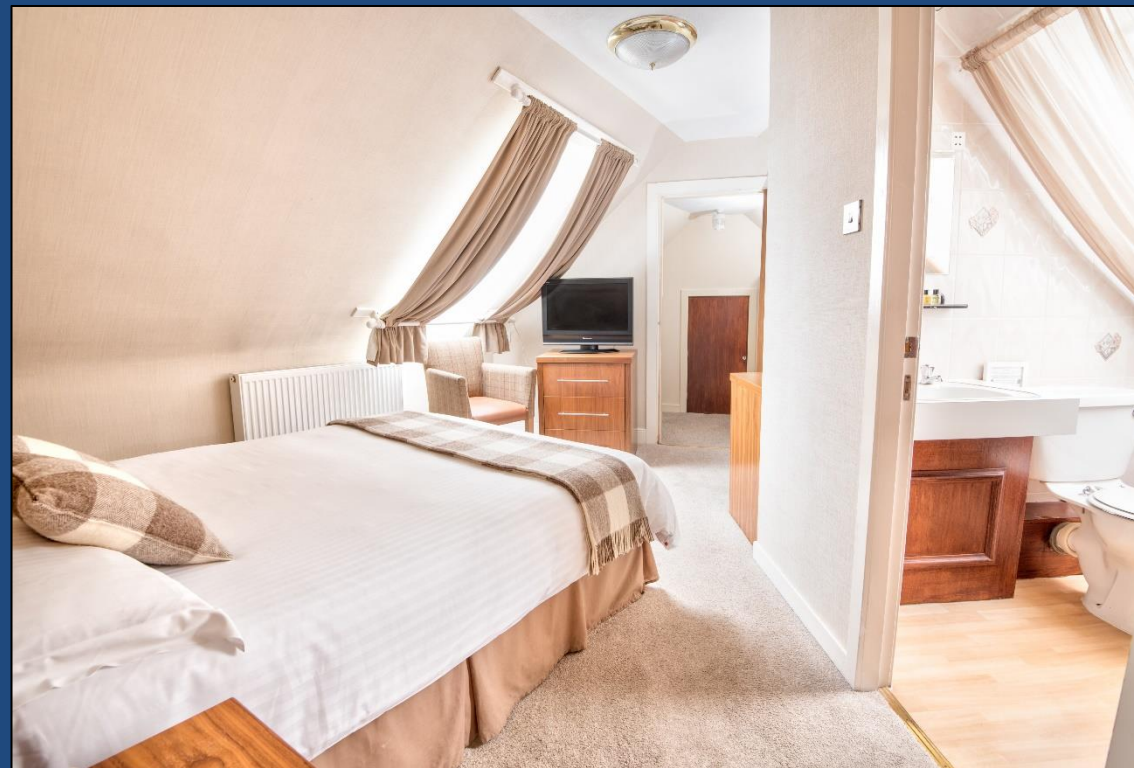
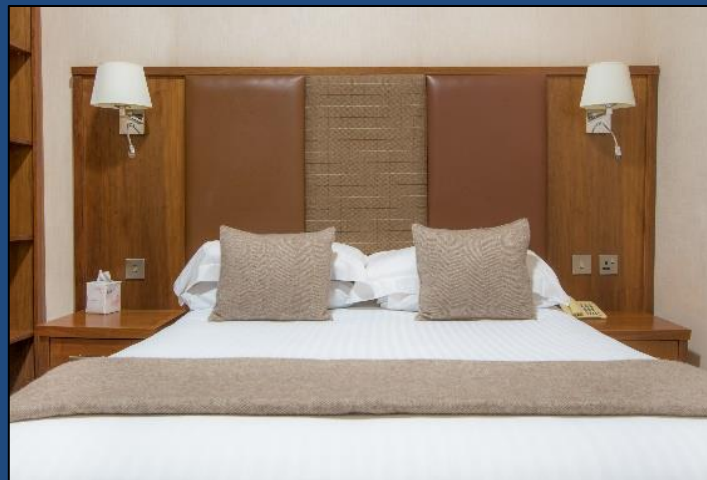
Letting Accommodation

There are 30 ensuite bedrooms within the hotel with a selection of double, twin, family and superior rooms provided.

Doubles: 14
Twin rooms: 1
Family: 1
Singles: 9
Superior: 5

All rooms benefit from flat screen tv's, hairdryer, tea and coffee making facilities, free wifi access and telephone.

The hotel includes a number of options to increase the bedroom stock, for example within the former church building adjacent or to the rear of the property where the former grain store building is.





Public Accommodation

The hotel has a central reception accessed from Union Street, which also provides on street parking for guests.

All of the public accommodation is set over the ground floor level and includes the River Room, the principal breakfast room which can also be utilised for private dining.

No 1 Bistro benefits from separate external access from Ebenezer Place and is a popular casual dining setting for both hotel guests and the local population of Wick. Open for lunch and dinner the Bistro is set on a split level basis with a selection of moveable furniture with space for xx covers.

Accessed directly from the reception is MacKays Whisky bar and lounge. The bar has an impressive selection of whisky's from around the world.

The ballroom is accessed from the rear side of the reception area noted above. A large open plan room with a sprung wooden flooring can comfortably cater for 120 guests on a seated basis, with the function room popular with wedding parties and functions on a year round basis.

Various meeting rooms are also provided, available for corporate use when required.



Apartments

The hotel proprietors also own a self contained block of apartments (shown right) a short distance from the hotel on Union Street. Built in 1884 the traditional stone building has a single central access door with 2 apartments on each of the ground, first and second floors. The apartments are operated as separate commercial properties and as supplementary accommodation when the hotel is full. Each apartment has a double bedroom, lounge, kitchen and bathroom.

A former church building (below) is also owned and could be purchased for redevelopment subject to suitable planning consent being granted.



Opportunity

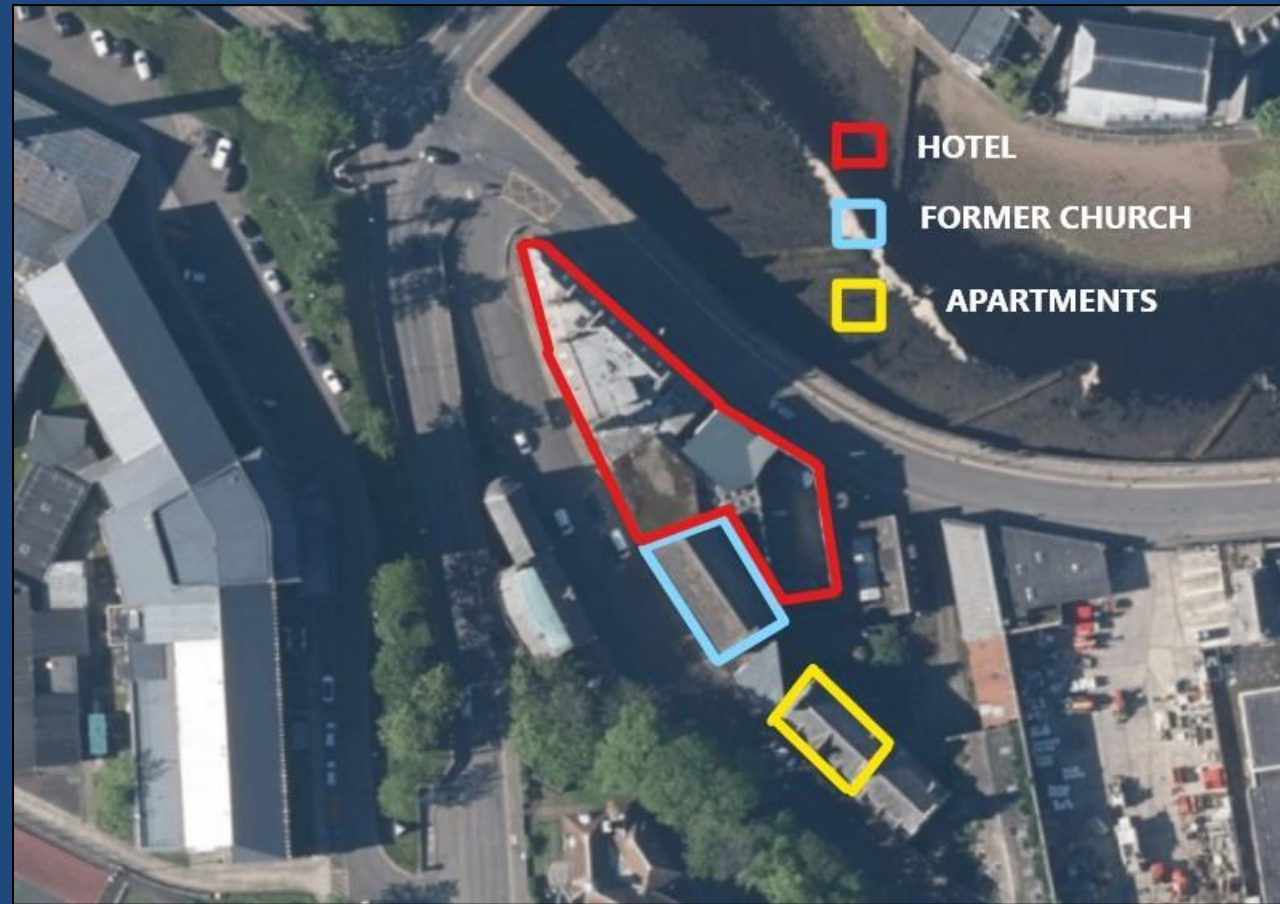
The hotel offers a purchaser an opportunity to take over one of the longest family businesses in the town, well established and with an excellent local client base.

The hotel has a prominent location in the town and is somewhat of an institution, even featuring in the Guinness Book of World Records as being on the shortest street in the World.

The increasing popularity of the NC500 driving route means there has been an increase in passing trade over the last few years, as visitors take in the far north of Scotland.

There are a multitude of tourist attractions to be explored and the hotel offers the perfect base for travellers.

The apartments to the south of the main hotel building have been used as separate commercial letting units by the current owners, particularly when the hotel is full during peak times.



The apartments are dog friendly and are often preferred by customers looking for longer stays so they can enjoy a home from home, while still having access to the hotel for dining and drinks.

The former church building is situated between the ballroom and the block of apartments. Purchased years ago by the current owners, the vacant church could be re-developed to provide additional letting or public accommodation, subject of course to appropriate consent being granted.

The former grain storey building and area to the rear of the hotel, currently home to the Biomass boiler, also has historic consent (lapsed) for a 3 storey building.



Price

Lot 1 – MacKays Hotel

Offers around £1,350,000 are sought for the Freehold interest. Fixtures and fittings within the hotel are all included in the sale as a TOGC.

Lot 2 – 6 self catering apartments

Situated immediately adjacent to the hotel and contained within a dedicated block. Utilised for supplementary income. Offers around £350,000

Lot 3 – Vacant church

Situated between the hotel and the apartments, the church building was purchased with a development potential. Available by separate negotiation

The preference of the vendors is to sell the above properties as a block package.

Finance

We are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

Viewing

Strictly by appointment only with the Sole Selling Agents, Drysdale & Company. No approach to be made to the property or members of staff.

Staffing

The hotel is operated by the current owners with a full compliment of staff. Current staff members will pass over with a sale of the business as a going concern, under TUPE legislation. Contract details can be provided on request.

Rateable Value

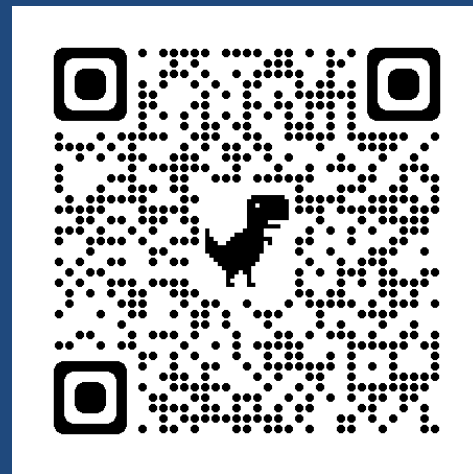
The Rateable Value of MacKays Hotel (2017) is £75,000

EPC

Hotel EPC Rating G.

All EPC's available on request

Promo Videos, scan QR Code



IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. A list of Partners can be obtained from any of our offices. Date of Publication: September 2021



Intellectual Property Assets

- Website

<https://www.mackayshotel.co.uk>

Social Media (all included)



@mackayshotel



@mackayshotelwick

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