

Drysdale & COMPANY

Old Churches House Hotel
Cathedral Square
Dunblane
FK15 0AL

FOR SALE
Hotel with
Residential
Development
Potential



New Guide Price: £750,000 FREEHOLD

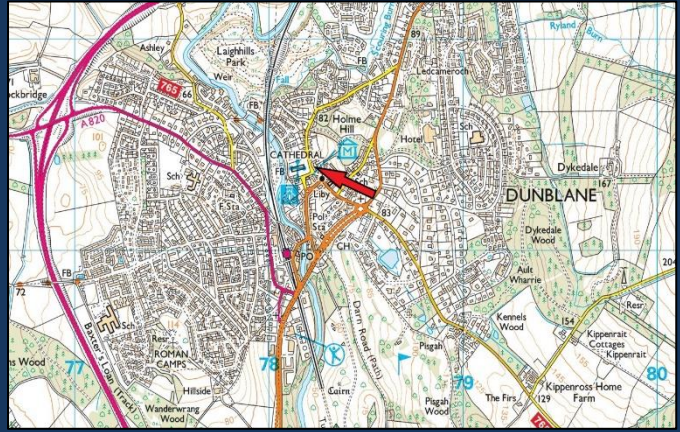
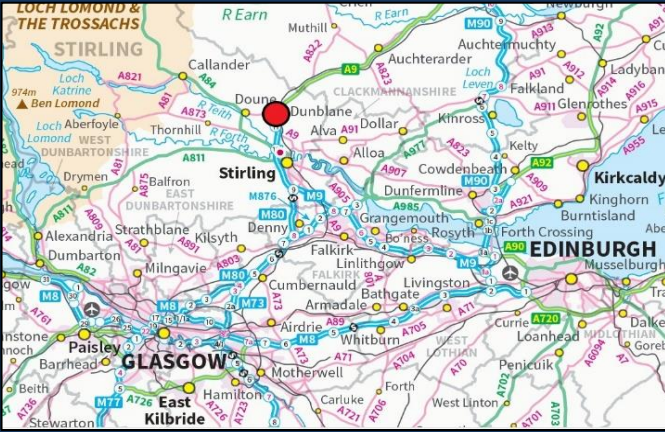
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Location

Old Churches House Hotel is situated on Cathedral Square in the town centre of Dunblane, an affluent town in the Central Belt of Scotland, 5 miles north of Stirling with excellent transport links to the A9 and central Scotland motorway network. The property overlooks the historic Dunblane Cathedral, originally built in the 11th Century, which is an imposing landmark within the town centre.



Drive time to Glasgow and Edinburgh is around 45-60 minutes, with Dunblane also benefitting from its own train station, with regular services throughout the central Scotland rail network. All usual local amenities are provided nearby with both a Tesco and Marks & Spencer store, private members golf and tennis clubs, a primary and a secondary school, with numerous independent retailers on the town's High Street.

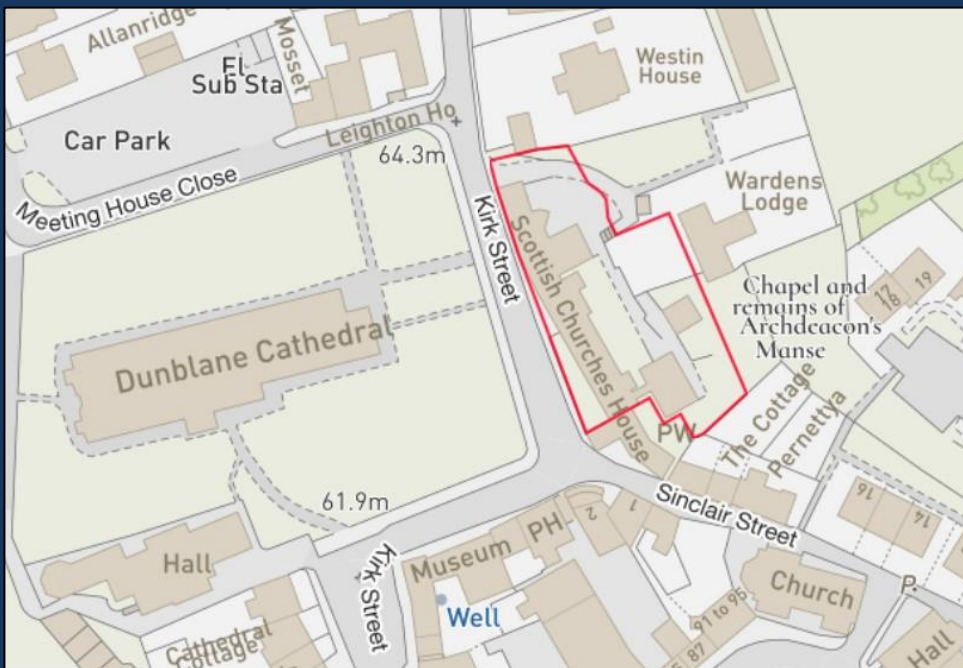
Description

The hotel is contained within a number of interconnecting historic terraced houses and is 2 storey height, of traditional stone and brick construction set beneath a multi-pitched and slated roof. Overlooking the Cathedral, the property occupies a unique spot in the town and was developed from a number of derelict cottages in the 1960's, and in 2013 the current owner purchased the property and created Churches House Hotel. The full service hotel is closed although the business is trading as a guest house and includes a first floor bar which leads to an open plan restaurant which catered for 50 covers. Various meeting rooms are provided throughout the property. There are also 7 offices which are let on short term LTO's with up to a 3 month notice period.

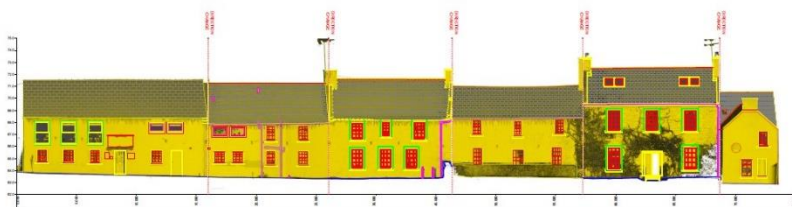
The secret chapel was discovered in the 1960's in thick undergrowth in the grounds to the rear of the property. This was lovingly restored by the current owners and provided a unique space for intimate wedding ceremonies.

The hotel includes 11 ensuite bedrooms which have all recently been refurbished to a very high standard. There is an accessible room provided, along with double and twin rooms and a larger King Room.

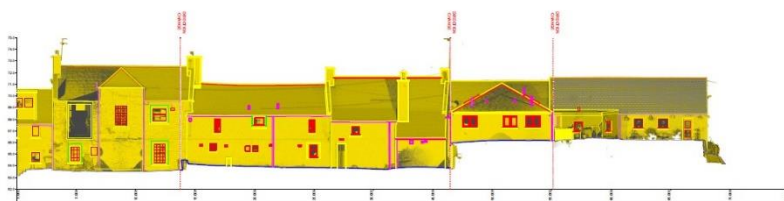


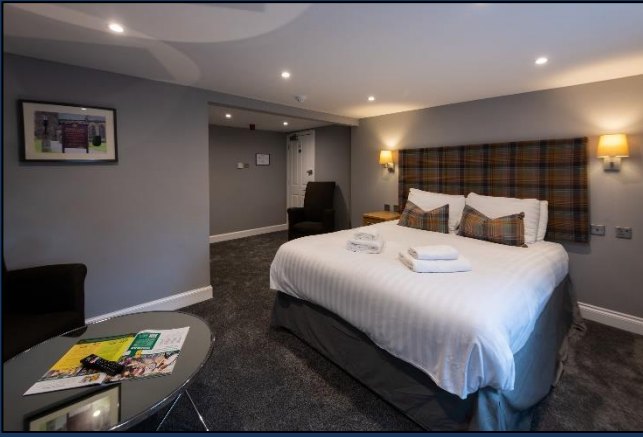


OLD BUILDING FRONT ELEVATION



OLD BUILDING BACK ELEVATION





Opportunity

The property now presents an excellent opportunity for an experienced hospitality operator to re-establish the hotel within Dunblane town centre.

There is significant potential for re-development and a pre-planning application has been lodged, and responded to positively, to create 7 residential properties within the terraced property and to the rear of the original building.



Rateable Value

The Rateable value (2023) is £26,500. Council Tax bandings will require to be reassessed on completion of any residential development.

Services

Manis Water, Gas and Electricity.

EPC Rating - G



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