



## Smithfield Hotel, Dounby, Orkney, KW17 2HT

### Offers Over £575,000

K Allan Properties are delighted to present The Smithfield Hotel to the open market as a going concern. The Smithfield Hotel is positioned in the village of Dounby, on the West Mainland of Orkney, and is a short drive from the main local amenities and travel links in Kirkwall and Stromness. The current owners have been operating the business since 2011, and have built up an amazing reputation.

The hotel has 9 well-appointed rooms - 8 double/twin rooms with en-suite and 1 single room with an external private shower room. There is a further room, which is currently used as owner accommodation, but has the potential to be used as a 10th guest room. The hotel also has a public bar, restaurant and a café area. The café has been successfully run over the years, however this was closed when one of the directors partially retired earlier this year. There is off-road parking available to the rear of the property.

The hotel is located close to some of Orkney's best known Neolithic sights, such as Skara Brae and the Ring of Brodgar, and has been a popular pit stop for tourists, with bus tours carrying cruise ship passengers booking for lunches throughout the summer.

## LOCATION

The hotel is situated in the village of Dounby, on the West Mainland of Orkney. Orkney is located 10 miles north of the Caithness coast and the Scottish mainland and is home to a population of approximately 22,000.

The Smithfield Hotel is situated 17 miles north west of Kirkwall airport, and a 15 minute drive from the main towns of Kirkwall and Stromness. Loganair provide regular flight services to the mainland to include Aberdeen, Glasgow, Edinburgh and Inverness airports. A ferry service is available from Kirkwall to Lerwick in Shetland and to Aberdeen on the mainland, with a further port provided at Stromness linking to Thurso on the north mainland. There is also another ferry from Gills Bay - St Margaret's Hope.

## ACCOUNTS

Trading information is available to interested parties upon request with a formal note of interest from legal representation.

## GUIDE PRICE

Offers are invited over £575,000

## LICENCES

We understand that the hotel benefits from all the necessary licences for the conduct of the business.

## VIEWINGS

Strictly by appointment with K Allan Properties. Prior to making an appointment to view we strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

## DIRECTIONS

Traveling on the main Kirkwall - Stromness A965 road, turn off on the A986 Harray, and follow all the way to the village of Dounby. The Smithfield Hotel is positioned at the crossroads.

## CONTACTS

For more information on this exciting opportunity contact:

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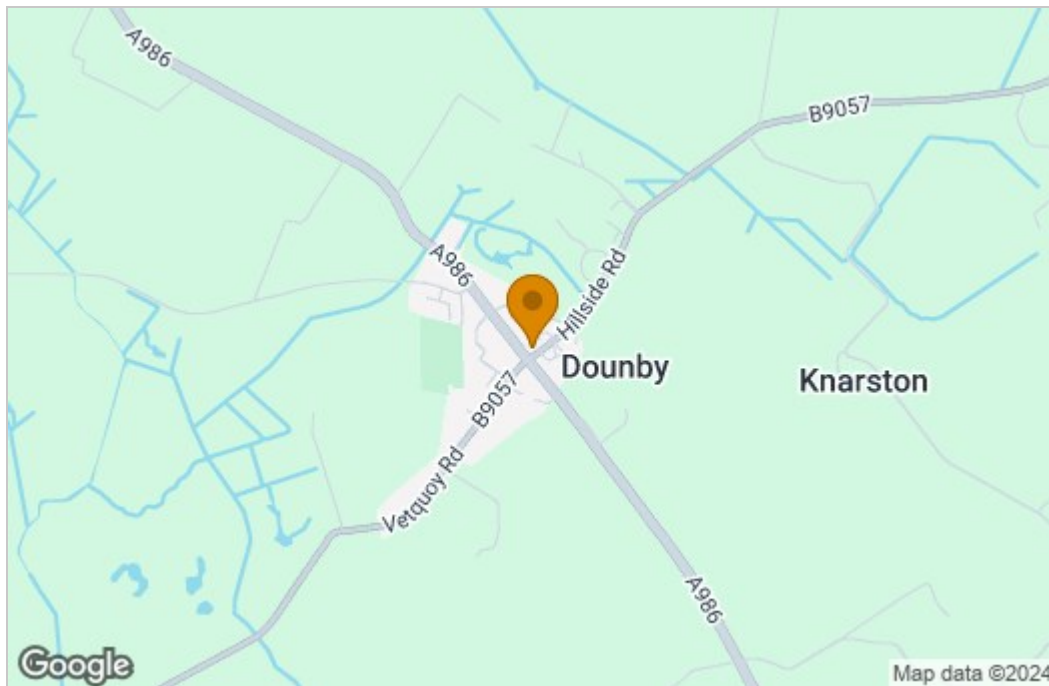
## DISCLAIMER

Whilst we endeavour to make these particulars accurate, they do not offer/form any part of a contract on offer and are not guaranteed. Measurements are approximate. We have not tested electricity, gas or water services or any appliances. Photographs may have been taken with a wide angle lens.

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	

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