



# Auldgirth Inn

Ref: 6846664

Auldgirth, Dumfries & Galloway, DG2 0XG

Freehold: £700,000

Traditional Hotel/Restaurant

7 Luxury Ensuite Rooms

Award Winning Restaurant

Impressive Bar/Lounge Area

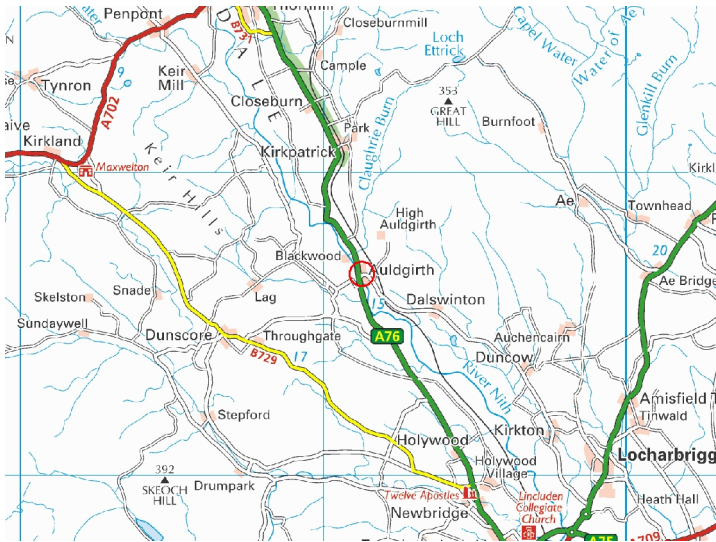
Rural Location

Energy Rating G



The property is a 500 year old Inn standing at a key junction for travellers up and down the Nith Valley, next to the Galloway Forest. The imposing white painted walls ensures its prominent standing within the village but more importantly keeping it visible just off the main A76 towards Dumfries.

An extension to the side has been tastefully done enhancing the building as a whole. A small chalet sits next to the Inn and offers further accommodation.



### Location

Auldgirth is a village on the A76 road in Dumfries and Galloway, Scotland, lying on the River Nith, eight miles (13km) northwest of Dumfries. Sitting just north of the area's capital, Dumfries, on a main route to Glasgow, it's central for a range of countryside pursuits such as shooting drives, fishing beats and walks suitable for all ages with abilities right on the doorstep.

The village features The Auldgirth Inn and the former Auldgirth Primary School, which closed in 2000, being steeped in hundreds of years of history with a plethora of castles to explore within easy distance. Carse Loch and the Friar's Carse Country House Hotel are located nearby.

### The Opportunity

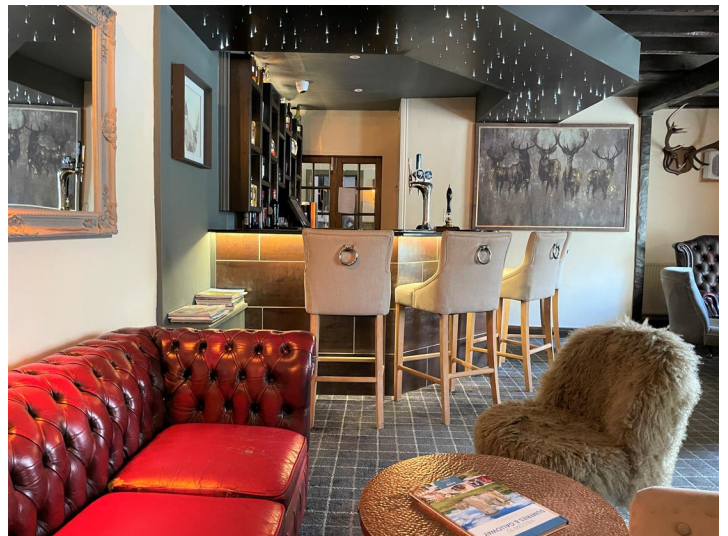
A truly exceptional opportunity to acquire a historic Inn in the heart of Dumfries and Galloway. Although long established, the current owner has enhanced its reputation for great food and drink whilst providing high quality accommodation for guests. Recent refurbishment allows for any new owner to walk into an established business that has maintained its traditional feel.

### Internal Details

Tastefully decorated in-keeping with the traditional feel of the Inn, it has been refurbished to the highest of standards. The restaurant area is spacious and laid out with the comfort of the guests at the fore with the bar lounge area further complementing the ground floor.

The bedrooms on the first floor have all been tastefully refurbished to a high standard whilst again maintaining that traditional feel. All bedrooms are unique and offer ensuite facilities or standalone baths.





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### Fixtures & Fittings

Fixtures and fittings are included with the exception of any items that are personal to our clients.

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### Trading Hours

Monday  
Bookings only

Tuesday  
Bookings only

Wednesday - Friday  
5.00pm to 12.00am

Saturday - Sunday  
12.00pm to 12.00am



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#### **Staff**

Fully staffed with experienced chefs.

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#### **Trading Information**

Full Trading Profit & Loss Accounts will be provided to seriously interested parties after a formal viewing.

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#### **Business Rates**

The Rateable Value effective from 11 August 2017 is £7,200. The proposed Rateable Value effective from 01 April 2023 remains at £7,200. Confirmation of actual Rates Payable should be sought from the Local Authority.

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## 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:

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Edinburgh



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189