



Golden Lion Hotel

Ref: 6846655

8-10 King Street, Stirling, FK8 1BD

Freehold: £3,250,000

Established Three Star privately owned hotel
2 mins from Train Station, 10mins from Castle
66 en-suite bedrooms
Cronies Bar & Restaurant
Grand ballroom and five meeting rooms.
Income and profits steadily increasing



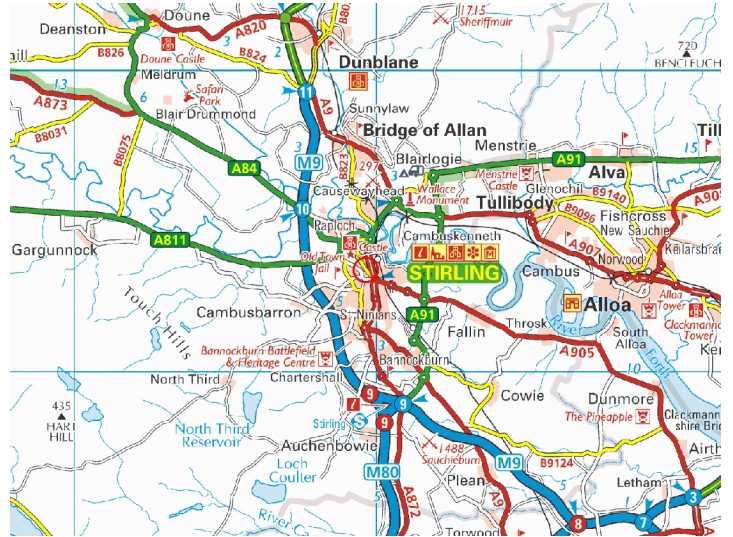
The Hotel comprises an original, Category B listed (front only) building of stone and slate construction dating from the late 1700s. It is laid over ground, first, second and attic floors and forms the front section of the hotel. The rear section is formed by a six-storey, steel framed, brick and blockwork extension under a flat asphalt covered roof was added circa 1960. In addition there are self contained apartments contained within the adjacent building and accessed from King Street.



Location

The Golden Lion Hotel is located in the City of Stirling which once was the Capital of Scotland. Stirling is visually dominated by Stirling Castle and also has a medieval Parish Church - the Church of the Holy Rude. Modern Stirling is a centre for local government, higher education, tourism, retail and industry. Stirling was named a Royal Burgh in 1130 and in 2002, as part of Queen Elizabeth's Golden Jubilee, was granted City status.

Stirling is located circa 27 miles north east of Glasgow via the M80 and 37 miles north west of Edinburgh via the M9. The city benefits from being located 40 minutes from Glasgow International Airport and 50 minutes from Edinburgh International Airport.



Internal Details

Internally the buildings are well connected and blended at ground/upper ground and all upper floors. The principal access is from King Street which leads to a short internal flight of steps to an upper ground floor level where there is a reception hall leading to Cronies Bar and Restaurant (120) to the left hand side and the reception and lobby area to the right hand side with meeting rooms leading off.

Other Floors

The Regency Ballroom (250) and Cocktail Foyer (60)- This is a magnificent Ballroom and can be combined with The Cocktail Foyer with its own private bar and can be used for conferences, exhibitions, product launches, dinner dances and weddings. The Cocktail Foyer is also used for conferences, breakout room, private lunches and drink receptions.



Ground Floor

As detailed the main public areas are located at ground floor level.

Cronies Bar/Lounge and Restaurant (120) - This area has been totally refurbished and redecorated over the last few years and finished to a high standard with modern decor and furnishing. Some stonework has been exposed and enhanced with lighting blending the traditional and modern feel.

The reception and lobby area together with the meeting rooms retain a more traditional feel but are also presented in a good quality finish with carpeted floors, timber panel or plaster painted walls and high ceilings.

Meeting Rooms - There are five meeting/conference rooms over upper ground and first floor levels. The Oak (60), Adam (24), Boardroom (24)), Wallace (60), and Younger (65) capacities for dinner arrangement.





Letting Accommodation

The Golden Lion is a historic hotel, full of original touches and personality, the 66 letting bedrooms layouts reflect the many different eras from the 18th century onwards. The bedrooms – every one finished to exceptional standards of modern comfort and style – vary in size, shape and décor, which only reflects the distinctive character of the building. Seven of the letting bedrooms are located on the 1st floor whilst the remaining 55 are located on 2nd to 5th floors.

External Details

There is a car park located to the rear of the Hotel which offers 30 car parking spaces.

The Opportunity

We understand the Property was originally developed as an Inn around 1786 and has been welcoming guests for over 230 years. It has been owned by the current proprietor since May 2003. The property has been traded as a Hotel for over 200 years and has been known as The Golden Lion since 1820. It has traded as a 3 star Hotel with food, beverage and function/conference facilities in this time.

Due to its location within the heart of historic Stirling the target customer base is tourist to the city together with the local/regional business and event/function led business. The Hotel is within easy reach of The Castle, Wallace Monument, The Bannockburn Experience and adjacent to Thistles Shopping Centre,

There is also a good proportion of business direct from tour operators as business returns after the pandemic. Since the upgrade of the bar/restaurant there has also been an increasing reliance on food and beverage. Weddings and meetings are also a big part of the Hotel's business with the benefit of the Ballroom and suite of meeting rooms.

Trading Information

We have been provided with management accounts for the 12 month period ending December 2019 where the total Net Turnover was circa £2,585,051. Accounts will be made available to genuinely interested parties after formally viewing and the signing of an NDA.



Fixtures & Fittings

A full trade inventory will be provided as part of any due diligence process.



Staff

A staffing schedule will be made available to genuinely interested parties.



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.



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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:

Brian Sheldon
Regional Director
M:+44 7764 241 315
E:brian.sheldon@christie.com
Glasgow