



Clachan Inn

Ref: 6854038

8-10 Main Street, St John's Town of Dalry, DG7 3UW

Freehold: Offers Over - £395,000

Leasehold: £50,000, Annual Rent: £30,000

Award Winning Country Inn

50 Covers

6 Ensuite Letting Rooms

Beer Garden

Well Performing Profitable Business

Customer Car Parking (6). EPC Rating G



A great opportunity to acquire a very profitable country Inn situated within the picturesque rural setting of Dumfries & Galloway. Our clients have owned the business for over 10 years and are now selling to relocate and travel. They have invested significantly in the property over the years which allows a new purchaser to grow an already successful turnkey business.



The Opportunity

A fantastic opportunity to acquire a well trading owner operated business located in the St John's town of Dalry, just on the edge of the Galloway Forest Park. Our clients have owned the business since 2016 and are now looking to exit to relocate and travel.

The Clachan Inn is an award winning country Inn and extremely popular with visitors to the area and local community. It is well known for serving fresh food using high quality ingredients, a fine selection of real ales and luxury accommodation.

Our clients do not use booking platforms such as Booking.com and mainly rely on repeat business and word of mouth which has worked great to date. This presents a genuine opportunity for a new owner to further increase occupancy rates and turnover by advertising via Booking.com, Hotels.com and Trivago.

Our clients website can also be found here - <https://www.theclachaninn.co.uk/>.

Location

The Clachan Inn is situated in St John's Town of Dalry, a small village within Dumfries & Galloway. The village is around 16 miles northwest of Castle Douglas and around 22 miles from Dumfries. This area is characterized by rolling hills, lush greenery and picturesque landscapes, making it popular among hikers, walkers, and nature enthusiasts. The River Ken also flows nearby, offering opportunities for fishing and relaxing by the water.

The 520 bus service from St John's Town of Dalry runs frequently to Castle Douglas. Although the village is small, there is various amenities such as a secondary school, primary school, local convenient shop and a petrol filling station.





Internal Details

Entry to the property is through a small porch to the front, with the main bar area to the right accommodating around 15 seated via moveable tables, chairs and bar stools. The open fires located in the restaurant and bar create a cosy and inviting atmosphere.

There is additional seating for around 20 as you enter the Clachan Inn and this area also provides access to a fully equipped chefs kitchen, as well as the letting rooms which are all located on the first floor. The Bothy is situated to the left of the Inn which is mainly an overflow seating area however can also be used to host private events, small weddings and birthdays.

The property has been tastefully decorated and boasts character throughout, it will therefore require minimum capex going forward.

Ample storage is also available throughout the property.

Trading Hours

Monday & Tuesday
Closed

Wednesday, Thursday & Sunday
12.00pm - 11.00pm

Friday & Saturday
12.00pm - 12.00 midnight

Fixtures & Fittings

All fixtures and fittings are included within the sale (excluding any personal items).



Letting Accommodation

There are six ensuite letting rooms located on the first floor consisting of four doubles, one family and a single room.

Owner's Accommodation

There is no owners accommodation included however, our clients may consider a lease or sale of their unrelated living accommodation.

Staff

The business is fully staffed with most either full or part-time.

All employees will transfer under TUPE and full staff information can be provided throughout the formal sales process.

Trading Information

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



External Details

A 300 year old end terraced property over two floors with a pitched slated roof. There is a small parking area to the front and side for around six cars with free on-street parking available on a first come first served basis.

To the rear is a large beer garden with wooden tables accommodating for around 50.

Business Rates

The Rateable Value as at 1 April 2023 is £20,000. Confirmation of actual rates payable can be obtained from the local Authority.

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:

Tony Spence

Associate Director - Hospitality

M:+44 7546 698 684

E:tony.spence@christie.com

Glasgow



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