



# Ship Inn

Ref: 6854058

St Michael Street, Dumfries, DG1 2PY

Freehold: Offers Over - £220,000 + VAT

Wet Led Public House

Bar / Lounge (40)

Potential to add small kitchen

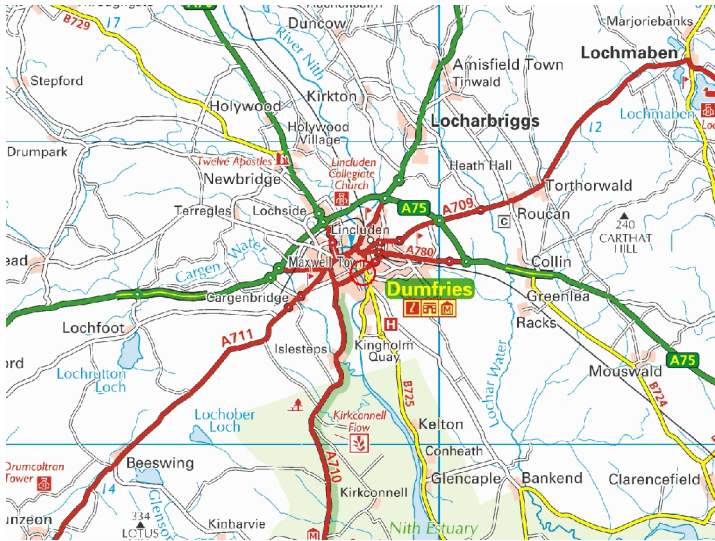
Beer Garden

2 & 3 Bed Accommodation Included

Energy Rating G



A great opportunity to acquire a 'turn key' public house business that requires no further capex. Our clients have invested and refurbished since purchasing the property back in 2021 and comes with the benefit of having two flats, which are situated on the first floor with access being provided to the rear. The accommodation is currently leased on a rolling contract generating an income for the prospective buyer on day one.



### Location

The Ship Inn is situated on St Michael Street, within the heart of Dumfries town centre. There are a variety of bars, restaurants and cafes within the immediate area with Dumfries Train Station being a short 15 minute walk, providing travel to Glasgow, Carlisle and Ayr.

Tourists can enjoy a variety of attractions such as Robert Burns House, Devorgilla Bridge and Dumfries and Galloway Aviation Museum. Dumfries is surrounded by countryside and nature and is therefore popular for cycling and hiking. There is a local population of around 35,000.

### The Opportunity

An excellent opportunity to acquire a well presented public house in the town centre of Dumfries. Our clients purchased the property back in 2021 however, due to other business commitments are now selling.

The business would be a great purchase for a couple who are looking to start a career in the hospitality sector or a multiple operator looking to grow an existing portfolio.

The current sales are at present generated via wet sales only however, vacant space to the rear of the property could be converted to a commercial kitchen with a food offering likely to increase the turnover going forward.

The Ship Inn has great reviews online across platforms such as Google and has a strong following of 1.4k on Facebook.







---

### Internal Details

A single door to the front provides access which leads to a small porch and then to the main bar to the right. This area can accommodate for around 25 seated via wooden tables and chairs. There are two wall mounted plasma TV's.

There is a door to the rear of the main bar which leads to a further room with fixed leather seating, pool table, juke box, games machine and large wall mounted TV showing TNT Sports.

A small corridor leads to male toilets, a vacant room (which could be converted to a commercial kitchen STPP) and an exit leading to the beer garden which can accommodate for around 15 via fixed wooden benches. Female toilets are located within the bar area.

A large spacious cellar is located at basement level and accessed via the bar.

---

### Trading Hours

Monday to Thursday  
4.00pm – 11.00pm

Friday & Saturday  
12.00pm – 12.00am

Sunday  
2.00pm – 8.00pm





---

### External Details

A terraced property over two floors of traditional stone construction with a pitched and slated roof.

There is free parking opposite the property available on a first come first served basis.

A small beer garden is located to the rear.

---

### Fixtures & Fittings

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



---

### Regulatory

Premises License

---

### Business Rates

The Rateable Value is £10,500 as of 1 April 2023. Confirmation of actual business rates payable should be obtained from the Local Authority. According to the Scottish Assessors, the business benefits from 100% small business rates relief.

---

## 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