

FOR SALE

Delightful well-established Hotel & Apartments overlooking the picturesque Harbour

**GRAHAM
SIBBALD**



Harbour House Hotel & Anglesea Apartments
53 Main Street, Portpatrick, Stranraer, DG9 8JW
Offers Over £150,000 – Leasehold

Find out more at
www.g-s.co.uk

- **Fantastic Opportunity to Operate an Excellent Hospitality Business**
- **Located in the Popular Tourist Destination of Portpatrick, Overlooking the Picturesque Views of the Harbour**
- **Positioned at Western End of Up & Coming South-West Coastal 300 Route**
- **Well-Established Business with Excellent & Consistent Turnover**



INTRODUCTION

The Harbour House Hotel & Angelsea Apartments is a substantial property benefitting from a prominent corner position overlooking Portpatrick harbour. This 9 bedroom hotel offers spectacular views across the port and offers a wide range of food and beverage options which appeal to a range of locals and tourists. Portpatrick is a small fishing village tucked away on Scotland's most south western peninsula. The village is a year-round popular tourist destination attracting a wide range of visitors for its quirky vibes, golf courses and nature enthusiasts. Portpatrick is on the up and coming South-West Coastal 300 Route and is at the start of the Southern Upland Way, attracting a flow of visitors throughout the year.

THE PROPERTY

The Harbour House Hotel is a substantial property with main accommodation on ground, first and second floor levels with the attached Angelsea Apartments arranged over ground and first floor levels.

ACCOMMODATION SUMMARY

The hotel's accommodation can be described, briefly, as follows: -

Public Areas

- Lounge bar with bar servery (30)
- Sun Lounge Terrace Restaurant (20)
- Dining Area (restaurant overflow) (18)

Letting Bedrooms

Hotel

9 letting bedrooms to sleep 22

- 7 x double/twin
- 2 x family room

All bedrooms ensuite; 9 x shower only



Angelsea Apartments

3 letting apartments

- 1 x 1 bed, sleep 4
- 2 x 2 bed, sleep 6

All apartments shower only

Service Areas

- Commercial kitchen
- Beer cellar

OUTSIDE

- Outdoor seating (66)
- Garden

TRADE

The business is well established and has a consistently high turnover.

Accounts will be provided to genuinely interested parties, preferably after viewing of the property.

STAFF

TUPE regulations will be applicable to all staff.

LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

SERVICES

Mains electric, water and drainage. LPG gas. Electric heating.

ENERGY PERFORMANCE CERTIFICATES

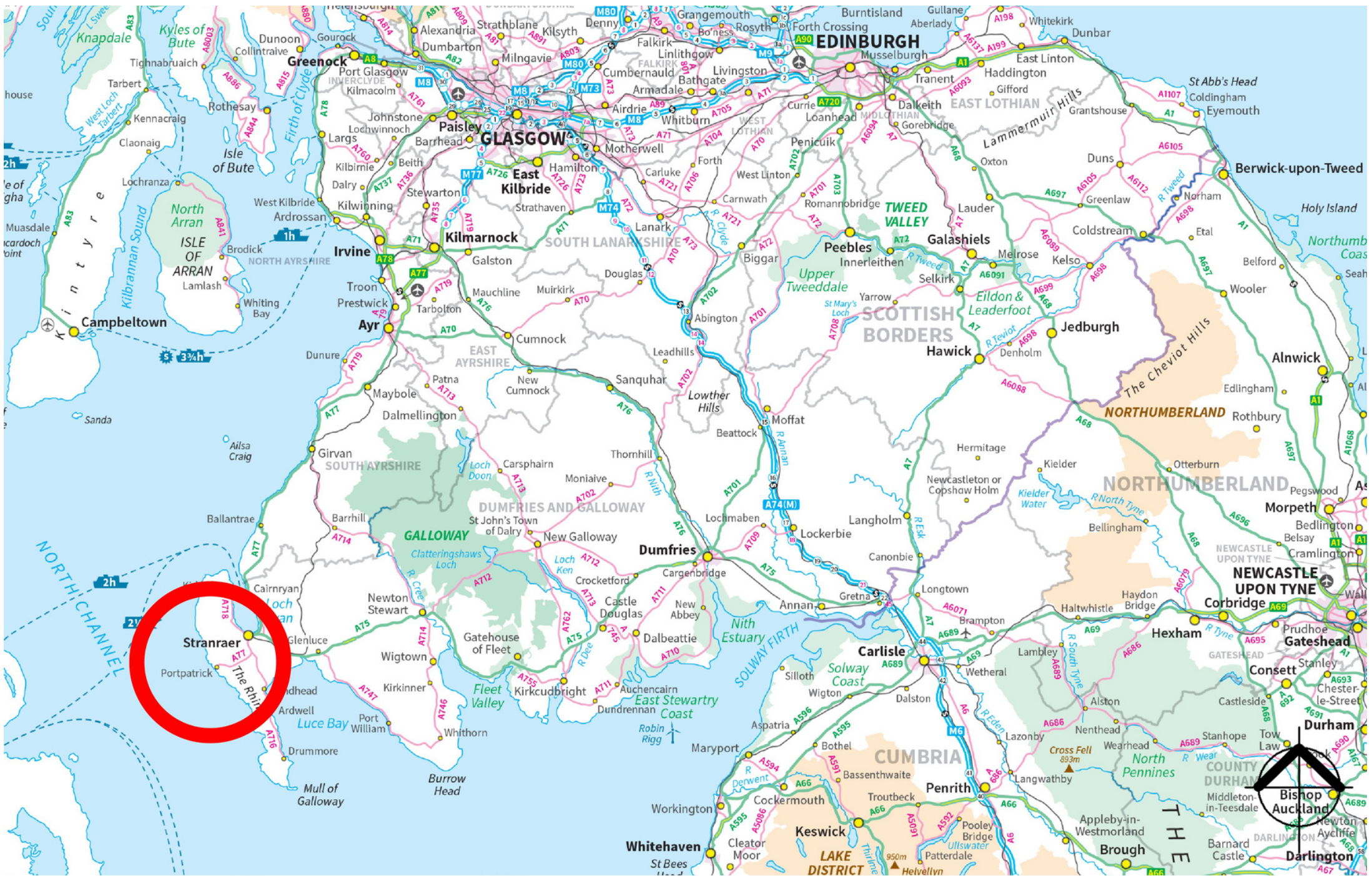
Harbour House Hotel - EPC Rating - E

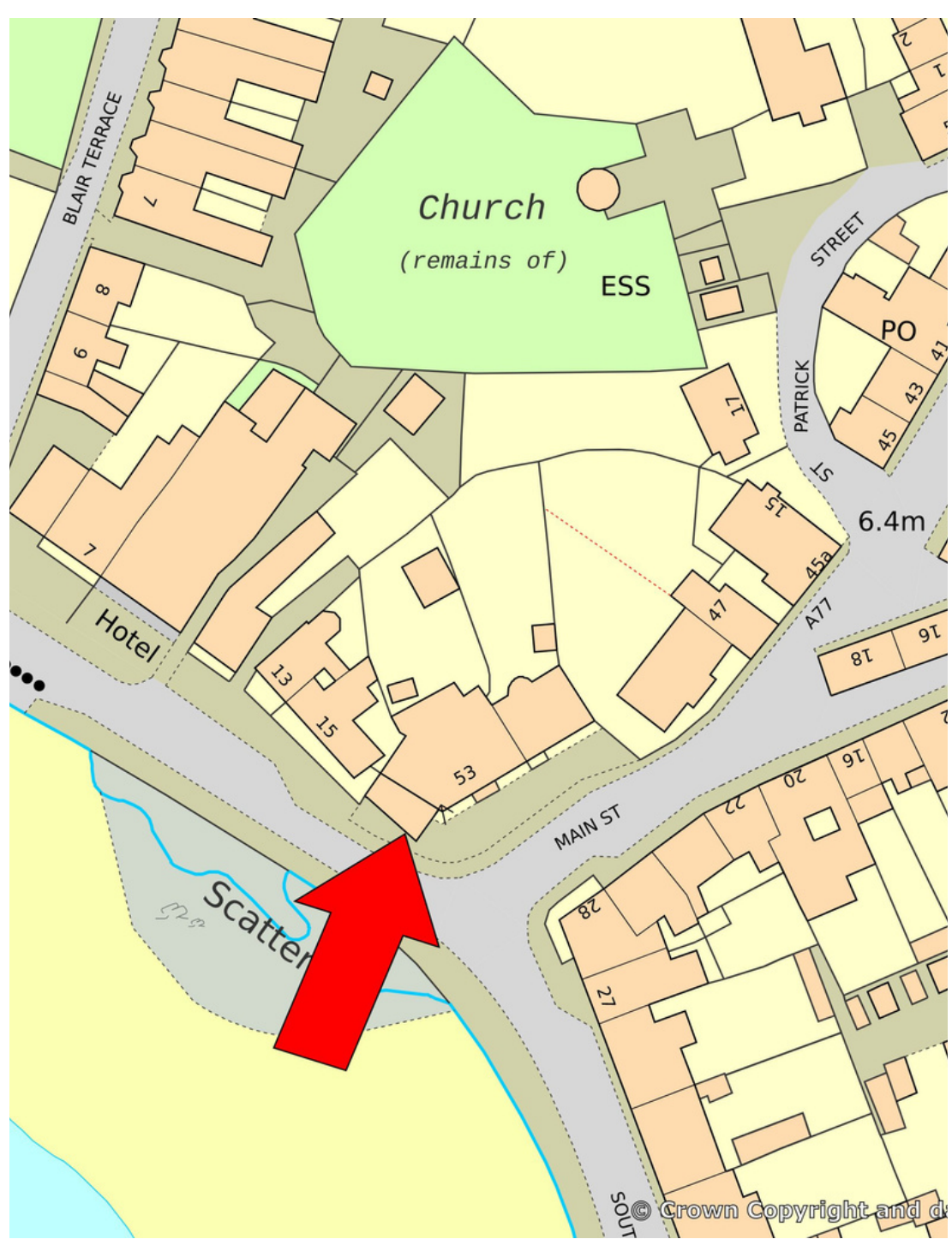
Angelsea Apartments - EPC Rating - F











RATEABLE VALUES / COUNCIL TAX

- Harbour House Hotel - Rateable Value £44,500 (1st April 2023)
- Angelsea Apartments - Rateable Value £3,750 (1st April 2023)

TENURE

Leasehold.

Current lease expires in 2029 and an option to buy is contained within the lease. Further lease information available on request.

PRICE

Offers over £150,000 are invited for the leasehold interest in the properties, the trade fixtures, fittings and equipment, together with the goodwill of the business which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase agreements.

FINANCE / BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialist involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

WEBSITE / RATING

<https://www.theharbourhousehotel.co.uk/>

Trip Advisor - 4.0

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agent at the address below: -

Graham + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB

To arrange a viewing please contact:



Alistair Letham
Consultant - Hotel + Leisure
Alistair.Letham@g-s.co.uk
07836 341 710



Katie Tait
Agent - Hotel + Leisure
Katie.Tait@g-s.co.uk
07500 423 941

ANTI-MONEY LAUNDERING (AML PROCESS)

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Date published: November 2023

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