

**FOR SALE – LEASEHOLD
HOTEL + LEISURE**



Adam Drysdale House, 42 Gilmore Place, Edinburgh, EH3 9NQ
Offers around £20,000 – Leasehold
Rent – £60,000 per annum

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

- **Established 6-Bedroom B&B in Edinburgh City Centre**
- **Superb central location; walking distance to city's festival district**
- **Spacious rooms with Charming features**
- **Newly renovated en-suites**
- **Fantastic Lifestyle Business**



INTRODUCTION

Adam Drysdale House is located in the historic city of Edinburgh, on Gilmore Place just off Home Street connecting to Lothian Road. Edinburgh is a vibrant city, with a population of around 559,000, which welcomes over 4 million visitors annually making it one of the strongest regional economies in the UK, particularly in the tourism sector.

The central location of Adam Drysdale House provides its guests with ease of accessibility to many of Edinburgh's most popular historical, cultural and entertainment venues. Edinburgh is considered one of the top tourist destinations in the UK, second only to London – being recognised as an all-year destination.

The guest house itself, offers 6 spacious, good quality, letting bedrooms – all with recently refurbished ensuite facilities. At ground floor, accessed via the entrance hallway is a breakfast room with domestic style, galley, kitchen.

The Landlords currently operate in the guest house, opening for short periods over the year, the availability of Adam Drysdale Guest House offers a wonderful opportunity for a new operator to lease an Edinburgh city centre guest house with fantastic potential to further develop and harness the full trading opportunity





THE PROPERTY

Adam Drysdale House is a 6-bedroom, three-storey traditional terraced townhouse, located in the Viewforth district of Edinburgh being in the Marchmont, Meadows & Bruntsfield Conservation Area.

ACCOMMODATION SUMMARY

Accessed directly on Gilmore Place, the front entrance opens into entrance vestibule and hall, with access to public breakfast room and some letting accommodation on the ground floor, with the remaining letting accommodation via staircase to first and second floor. The accommodation comprises, briefly, as follows: -

Public Areas

- Entrance Vestibule and Hall
- Breakfast Room (12)

Letting Bedrooms

6 Letting Bedrooms to sleep 14 (if 2 x triple utilised)

- 4 x double
- 1 x twin (can be utilised as a triple)
- 1 x triple

All bedrooms ensuite; 4 x shower only; 1 x bath and shower; 1 x bath with shower over. Bedrooms are located at ground, first and second floor.

Service Areas

- Laundry Store
- Galley Kitchen

Staff Accommodation

- 2 x double bedrooms with private ensuite facilities
- Staff WC

Outside

- Decked Area
- Car Parking for two cars





TRADE

Further trading information will be exhibited to seriously interested parties preferably following a formal viewing.

STAFF

TUPE regulations do not apply as there are no members of staff.

WEBSITE/RATING

<http://www.adamdrysdalehouse.com/>

Booking.com Guest Review Rating – 9.1

Trip Advisor Rating – 4.5

SERVICES

Mains gas, electricity, water and drainage. Heating and hot water via gas fired boiler.

ENERGY PERFORMANCE CERTIFICATE

The EPC is available on request.

RATEABLE VALUE

The rateable value is £9,900, effective date 01/04/2023

TENURE

Leasehold

LEASE TERMS

A new FRI lease will be created, to include a lease of the property and all operational trading furnishings/FF&E. New lease terms, lease length, rent review, etc are negotiable.

Any new tenant(s) must be demonstrably capable of fulfilling their obligations under the lease agreement and references will be requested without exception.





RENT/PRICE

Rent – Rental offers of c.£60,000 per annum are expected.

Ingoing Premium – Offers around £20,000 are invited for the ingoing premium.

The ingoing premium price includes the trades fixtures, fittings and equipment, together with the goodwill of the business.

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 arrangements.

FINANCE/BUSINESS MORTGAGES

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

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 agents at the address below:

Graham + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB



To arrange a viewing please contact:



Emily Hewitson
Licensed Trade Agent
Emily.Hewitson@g-s.co.uk
07795 518 627



Katie Tait
Licensed Trade Agent
Katie.Tait@g-s.co.uk
07500 423 941

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: May 2024

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.