

**FOR SALE**  
**Hotel + Leisure**

**GRAHAM  
SIBBALD**



**Henrys Bay House & Restaurant**  
**Cairnryan Road, Stranraer, DG9 8AT**  
**Offers Over £499,000**

Find out more at  
[www.g-s.co.uk](http://www.g-s.co.uk)

- **Fantastic Opportunity to Buy an Iconic Restaurant with outstanding views**
- **Elevated Position with Envious Views Over the Harbour and Loch Ryan**
- **Newly refurbished 60 cover restaurant, with spacious modern bar**
- **Remarkable two bedroom flat above which has undergone a substantial refurbishment**
- **Outstanding West facing Terrace with 2 dome seating areas**



## SITUATION/INTRODUCTION

Henrys Bay House & Restaurant is a fantastic Business on an impressive coastal trading position offering stunning views across Loch Ryan. This is an incredible opportunity to own an excellent Business with outstanding owners accommodation in the popular tourist Town of Stranraer.

The property itself sits on a prominent position, as you enter the town, overlooking the coast. The town is a well-established tourist location, known for its unmatched scenery and links with the boat to Ireland. The town is also the main base for those doing the South West 300 road trip.

The restaurant offers seating for 60 covers in the main area with a further 20-30 covers in the bar/lounge. The property also offers a large west facing terrace with outstanding views across the Loch. The terrace has picnic bench seating as well as two large permanent domes which can seat 8 each.

The property is a traditional stone built former Golf Club House, over two floors, under a multi-pitched slate-covered roof. The property has been fully refurbished to an exceptional standard and thoroughly maintained offering a true turnkey condition.

The location of the property is shown on the appended plan.

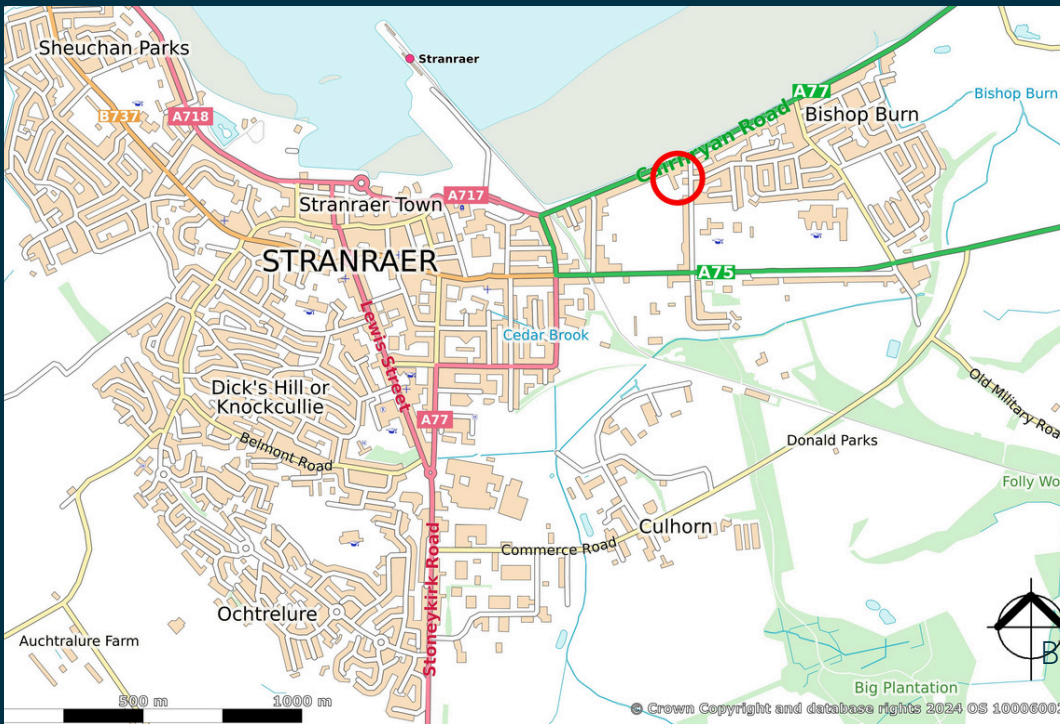
From a business perspective, the business offers a fantastic opportunity for the right owner to build upon the already established business. The sale is due to the owners retiring.



Click to view the  
Owners Accommodation







## ACCOMMODATION SUMMARY

The accommodation can be summarised as follows: -

### Public Areas

- Spacious Dining room (60 Covers)
- Bar/lounge area (24 covers)
- Outdoor terrace and beer garden (40 Covers)
- 2 large external domes (seating 8 each)

### Service areas

- Well-appointed Commercial Kitchen and Stores
- Ancillary stores

### Owner's Accommodation

- Separate owners accommodation with open plan lounge/dinner, a kitchenette and 2 large en-suite bedrooms.

## TRADE

The Business turned over £424,000 in the year end April 2023.

Further information for the business will be shown to seriously interested parties following a formal viewing.

## STAFF

TUPE regulations will apply to all members of staff.

## LICENCE

The Premises is Licensed under the Licensing (Scotland) Act 2005

## SERVICES

Mains electricity, water, drainage and Gas.



## ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC is available for interest parties.

## RATEABLE VALUE

The rateable value is £15,850, applicable as of 01/04/2023

## TENURE

Heritable (Freehold Equivalent) Interest of the Property.

## PRICE

**Offers over £499,000 are invited for the heritable (freehold interest) interest in the property**, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, which is being sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry.

## 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

233 St Vincent Street, Glasgow, G2 5QY

Email – [LT@g-s.co.uk](mailto:LT@g-s.co.uk)



To arrange a viewing please contact:



**Emily Hewitson**

**Licensed Trade Agent**

[Emily.Hewitson@g-s.co.uk](mailto:Emily.Hewitson@g-s.co.uk)

07795 518 627



**Martin Sutherland**

**Licensed Trade + Business Agent**

[Martin.Sutherland@g-s.co.uk](mailto:Martin.Sutherland@g-s.co.uk)

07768 704 203

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: June 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.