

FOR SALE

Excellent Quality 4 Star 17-Bedroom Townhouse Hotel

Smith &
Clough
BUSINESS ASSOCIATES

**GRAHAM
SIBBALD**



Selkirk Arms Hotel

High Street, Kirkcudbright, Dumfries & Galloway, DG6 4JG

Offers Around £1,350,000 – Freehold

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

- In “heart” of historic coastal Galloway town – the “Artists’ Town”
- Fantastic range of bars, restaurants & meeting rooms
- Excellent mix of local, visitor and repeat custom
- Turnover of c.£1.25m (net)



INTRODUCTION

Historic Note

Robert Burns is reputed to have written the “Selkirk Grace” when staying at the Selkirk Arms in 1794: -

*“Some hae meat an’ canna eat
An some wad eat that want it
But we hae meat an we can eat
An “sae the Lord be thankit”.”*

The Selkirk Arms Hotel is a successful and profitable business, which has benefitted from a regular programme of refurbishment and upgrading to keep the hotel at its best possible position. The hotel is just off the town centre, and enjoys the additional amenity of having neat peaceful gardens, with outdoor seating, and a useful private car park. All in all, this combination of compact facilities and “critical mass” combine to create a highly profitable, rewarding and successful business.

The hotel is situated close to the centre of the attractive and well-known coastal town of Kirkcudbright, which combines successfully the more modern attractions of a picturesque resort, with a regular town centre, which includes a variety of businesses and activities and a range of local small industry and services. Kirkcudbright has long been a centre for visual artists and is known as “the Artists’ Town” (the importance of which was recognised with the opening, by the Princess Royal in 2018, of Kirkcudbright Galleries – a regional gallery of national significance celebration and promoting the unique art heritage of Kirkcudbright). The town had a long association with the Glasgow art movement, including the Glasgow Boys and the Scottish Colourists, Peploe and Cadwell, who based themselves in the area over a 30-year period from 1880 to 1910, establishing the Kirkcudbright Artists’ Colony. Also, among those who moved here from Glasgow were Hornel and Henry. Plus, of course, the all-important and ever popular visitor and tourist custom prevails.

Kirkcudbright, in the beautiful Dumfries & Galloway region, has easy access to the beaches of the Solway Coast, to the Galloway Hills, Mountain Biking venues, a range of challenging golf courses and the UK's first 'Dark Sky Park' at Galloway Forest. Supporting this are two recent editions to Kirkcudbright and Galloway, the Dark Space Planetarium and the new Dark Art Distillery, both in the town centre, providing additional visitor attractions.

The present owners acquired the hotel in 2007 and spent many years developing a highly reputable and profitable business. The hotel is now not only one of the finest hotels in the local area but Scotland's South-West. Business trade is generated from repeat custom together with general tourism and high levels of local support. The sale of the Selkirk Arms Hotel offers a fantastic opportunity to acquire a well-established business with excellent cash flow and profitability.

THE PROPERTY

The Selkirk Arms Hotel is an impressive townhouse dating back to 1770 and believed to have been in hotel use continuously since that time and is an Historic Scotland Listed Building, Category B. The hotel split over ground, first and second floors accessed from both the High Street and from the rear car park.



ACCOMMODATION SUMMARY

The front of the hotel, accessed via the High Street, leads to reception office with counter behind. The hotels accommodation is laid out over 3 main levels, briefly, as follows:-

Public Areas

- Burns Room Lounge (20)
- Lounge Bar (38)
- Bistro (18)
- Artistas Restaurant (70)
- The Wee (Public) Bar (16)
- Function/Meeting Room (within the annexe) (12)

Letting Accommodation

17 Bedrooms to sleep 36

- 8 x Double
- 5 x Twin
- 2 x Single
- 2 x Family

All bedrooms ensuite - 8 x Bath with Shower; 8 x Shower only; 1 x Bath only

Service Areas

- Commercial Kitchen
- Prep and Wash up Areas
- Beer Store
- Spirit Store
- Laundry
- General Storage

Outside

- Enclosed garden area at the rear
- Seating terrace for alfresco activities
- Outdoor pizza oven
- Private Car Parking (10 spaces)



TRADE

Accounts for the year ended 31st March 2024 show a turnover of £1,252,333 (net of VAT), converting to a good level of EBITDA profit.

Trading accounts will be made available to genuinely interested buyers, preferably after viewing the property.

STAFF

TUPE regulations will be applicable to all staff.

WEBSITE / RATINGS

www.selkirkarmshotel.co.uk

TripAdvisor – 4.5 stars

Trip Advisor Travellers Choice Award 2023

Visit Scotland 4-star Hotel

SERVICES

Mains water, electricity, gas and drainage. Central heating from gas fired boilers.

ENERGY PERFORMANCE CERTIFICATE

Selkirk Arms Hotel – EPC Rating - G

The EPC is available upon request.

RATEABLE VALUE

Selkirk Arms Hotel – Rateable Value (£57,500)
(1st April 2023)

TENURE

Heritable (Freehold) / Outright Ownership

PRICE

Offers around £1,350,000 are invited for the heritable (freehold) interest in the property, 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

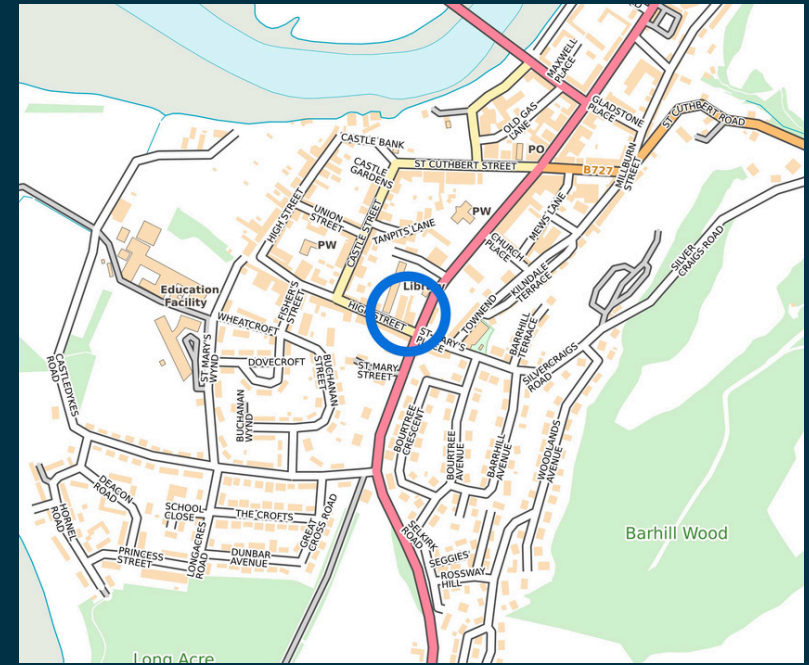
Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.

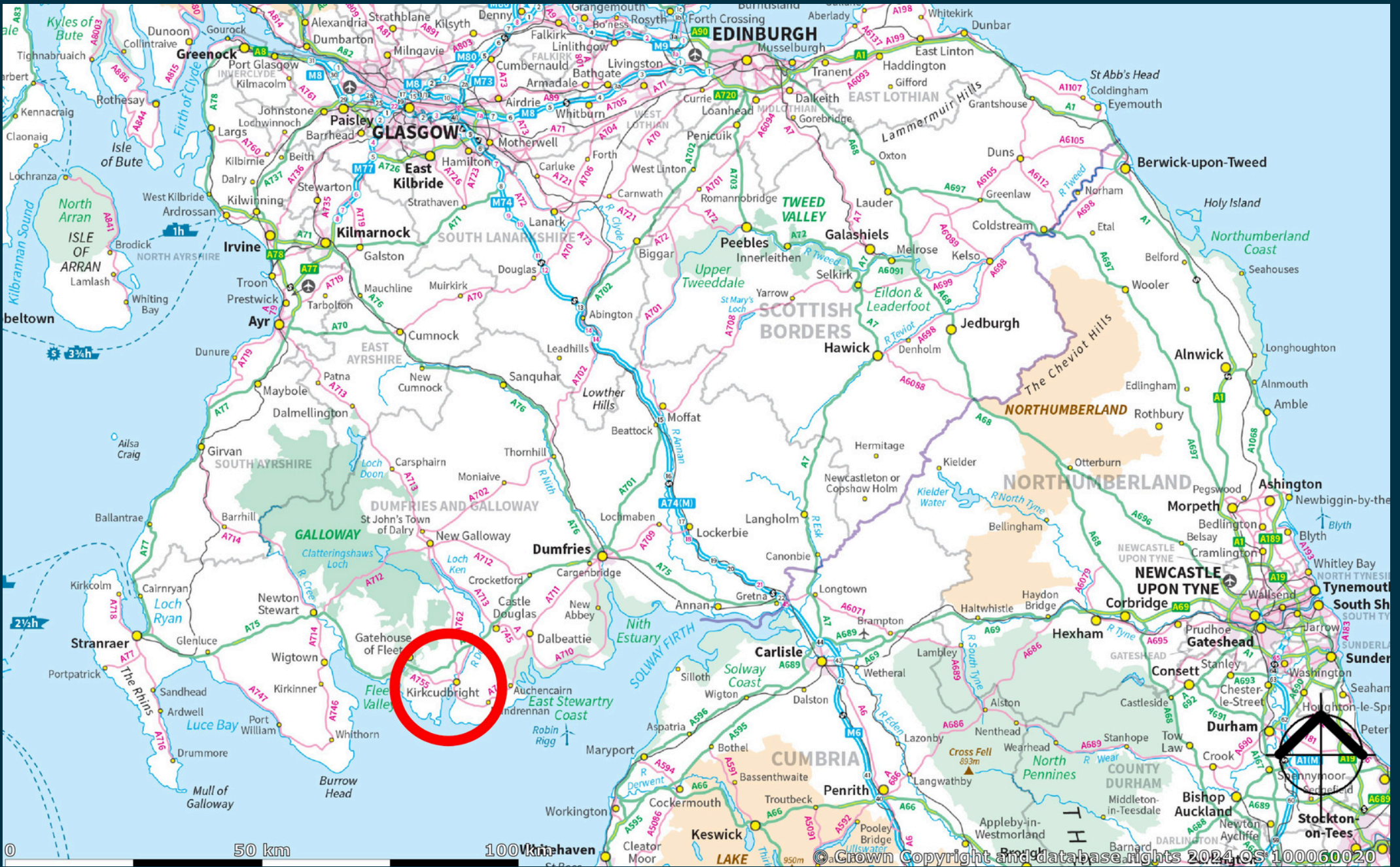
FINANCE/BUSINESS MORTGAGES

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 or Smith & Co. No approach to be made to the property or members of staff.

OFFERS

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

Graham and Sibbald, 40 Torphichen Street, Edinburgh, EH3 8JB.

Or

Smith & Clough Business Associates, 126 West Regent Street, Glasgow, G2 2RQ.

To arrange a viewing please contact:



Graeme Smith
Director
Graeme@smithandclough.com
07500 661790



Alistair Letham
Consultant - Hotel + Leisure
Alistair.Letham@g-s.co.uk
07836 341710



Katie Tait
Agent – Hotel + Leisure
Katie.Tait@g-s.co.uk
07500 423941



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.