



**Nether Abbey Hotel**  
20 Dirleton Avenue, North Berwick,  
East Lothian, EH39 4BQ

Offers of £1,800,000 – Freehold

- Superb 12-Bedroom 4 –Star Boutique Hotel in heart of Scotland’s Golf Coast
- Located in highly sought after town of North Berwick
- Range of bar; restaurant; private dining & function space
- Wonderful outdoor dining terrace
- Well established business – forecasting T/O over £1.4m (net)



## INTRODUCTION

The Nether Abbey Hotel is located in North Berwick in the heart of Scotland's golf coast, East Lothian. North Berwick, being a highly sought after location, is truly a fantastic destination due to its picturesque coastal setting, sandy beaches, and wonderful views of the surrounding islands. It offers a rich history with impressive castles and vibrant local culture and, of course, golf enthusiasts can enjoy world-class courses. As well as an superb golf destination, North Berwick has much to offer the leisure visitor from a climb to the "whale-bone" on North Berwick Law to a stroll around the picturesque harbour and beach area.

The Nether Abbey Hotel, a 4-star hotel, has been owned and operated by the same family for over 60-years, has become the "go-to" North Berwick establishment which welcomes not only repeat local custom but attracts both new and repeat visitors from North America, Europe and the UK.

Over the last 20 years the sellers have continuously invested into the hotel, having upgraded both the public areas and letting bedrooms. With a great range of bar, restaurant, private dining and function space the Nether Abbey Hotel lives up to its 4-star status providing a truly first-class visit for its customers.



The sale of the Nether Abbey Hotel provides a rarely available opportunity to buy a sought after, high class hotel business in a sought after location, with an impressive established local, national and international client base. The Nether Abbey Hotel is truly that of a "turn-key" business with no immediate improvements required to the hotel but with the potential to develop in future years.

## THE PROPERTY

The Nether Abbey Hotel, located on the main coastal road into North Berwick from Edinburgh, is of traditional red sandstone construction under a pitch and slate roof.

## ACCOMMODATION SUMMARY

The hotel's main accommodation is comprised over ground, first and second floor. The accommodation can be summarised, very briefly, as follows:-

### Public Areas

From the front car park the main entrance leads via a vestibule into the entrance lounge with reception desk.

- Upper Front Restaurant (22)
- Music Room (40) — versatile meeting/function room
- Fly-Half Bar/Restaurant (50) with bar servery
- Conservatory Restaurant (20) — doors to terrace
- Outside al-fresco Terrace (50)



### Letting Bedrooms

12 Letting Bedrooms to sleep 24

·10 x Zip & Link

·2 x Double

1 feature, 5 exec and 6 standard bedrooms.

All ensuite: 1 x bath with separate shower, 7 x bath with shower over, 4 x shower only.

### Service areas

·Commercial Kitchen

·Pastry Room

·Beer Cellar

### Staff Accommodation

·Bedroom with ensuite shower room

### Outside

·Car Parking (22 spaces)

(Note : the vehicle access entrance is shared with the adjacent owners of the residential properties, with access to their private parking to the rear of the hotel)

### TRADE

The Nether Abbey Hotel trades successfully year round with a mix of visitor, golfing and local custom.

Trading accounts for the y/e 31st March 2024 show a total turnover of £1,232,618 (net of VAT) with excellent EBITDA profits.

Budget forecasts to 31st March 2025 suggests a t/o of £1,429,036 (net of VAT) with a budgeted EBITDA close to £400,000.

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.





## WEBSITE / RATINGS

<https://netherabbey.co.uk/>

Visit Scotland — 4 Star

Best Bar None, East Lothian — Gold Award 2020

Trip Advisor Rating — 4.5, Travellers' Choice 2023

## SERVICES

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

## ENERGY PERFORMANCE CERTIFICATE

Nether Abbey Hotel — EPC Rating — F

The EPC is available upon request.

## RATEABLE VALUE

Nether Abbey Hotel - Rateable Value £80,000 (1st April 2023)

## TENURE

Heritable (Freehold) / Outright Ownership



## PRICE

Offers of £1,800,000 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. 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:-

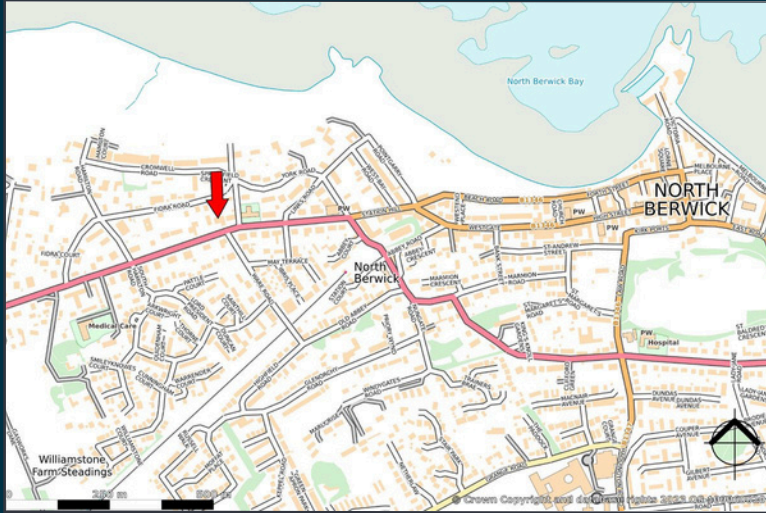
Graham + Sibbald  
40 Torphichen Street  
Edinburgh  
EH3 8JB











For any queries or to arrange a viewing, please contact —

# GRAHAM SIBBALD



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### IMPORTANT NOTICE

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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.

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