



**The Kings Arms Hotel**  
**High Street, Dalbeattie. DG5 4HA**

Offers in the region of £525,000 (Freehold)

- Established 4-Bedroom Town Centre Hotel
- Located in highly popular tourist destination of Kirkcudbrightshire
- Great opportunity for a hands-on operator
- Range of bar; lounge; restaurant & function facilities
- 3 Bedroom Owners Accommodation; Car Park & Beer Garden

## INTRODUCTION

The Kings Arms Hotel is located in the town of Dalbeattie, in a superb prominent position on the town's High Street. Dalbeattie itself is situated in the historical county of Kirkcudbrightshire, in Dumfries and Galloway – a well populated area and is an extremely popular holiday destination. Set on the lovely River Urr, a short 4 miles from Castle Douglas and approximately 12 miles from Dumfries, Dalbeattie offers a variety of outdoor activities, through its wonderful country landscape, such as country walks, golfing, fishing, and mountain biking. The Kings Arms Hotel is a wonderful base for such visitors, providing good letting accommodation and a friendly, relaxed atmosphere.

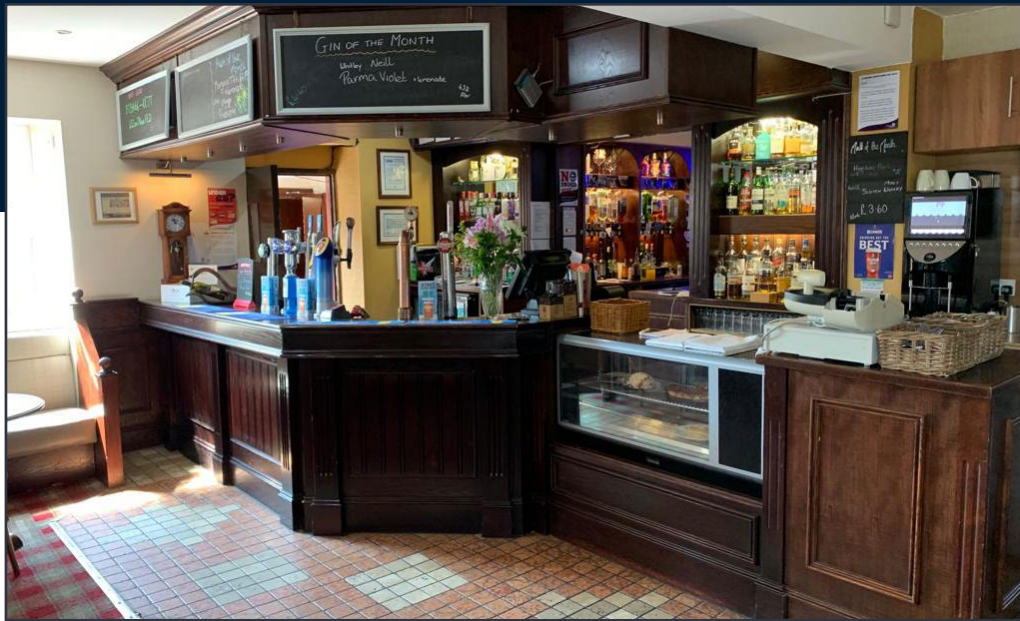
The business has been owned by our clients for the past 20 years and over this period they have built a solid trade with locals and tourists. Our clients now wish to pursue other interests.

The sale of the Kings Arms Hotel provides a great opportunity for a new owner to acquire an established hotel business with the potential to further develop the existing trade. We feel this operation would suite a hands-on operator/couple.

An internal viewing is recommended to be fully appreciated.

## THE PROPERTY

The Kings Arms Hotel, located in the town centre of Dalbeattie, is a traditional 3 story building. The property has been well maintained and provides a great variety of bar, lounge, restaurant & function facilities for its guests.



## ACCOMMODATION

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

### Public Areas

- Lounge/Function Room (80)
- Public Bar
- Snug
- Breakfast Room (32)

### Letting Bedrooms

- 4 Letting Bedrooms
- All bedrooms ensuite

### Service Areas

- Fitted Kitchen

### Owners Accommodation

- 3 Bedroom Flat

### Outside

- Beer Garden
- Car Park



#### TRADE

The Kings Arms Hotel is presently owner operated with accounts for 2022 show a t/o of c.£561,000 (net of VAT).

Full figures can be made available, and the owner will be happy to discuss turnover and staff at the time of a formal viewing.

#### STAFF

TUPE regulations will apply to all members of staff.

#### LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

#### SERVICES

Mains electricity, gas and water.

#### ENERGY PERFORMANCE CERTIFICATE

The Kings Arms Hotel — EPC Rating is available on request.

#### RATEABLE VALUE

The Kings Arms Hotel - Rateable Value £24,800 (1st April 2023)

#### TENURE

Heritable (Freehold) / Outright Ownership

#### PRICE

Offers around £525,000 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

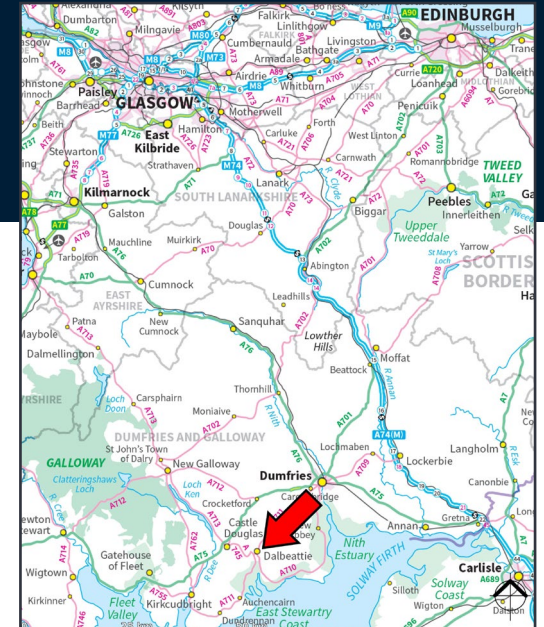
Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property.

### OFFERS

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

Graham + Sibbald  
233 St Vincent Street, Glasgow, G2 5QY  
Email — LT@g-s.co.uk





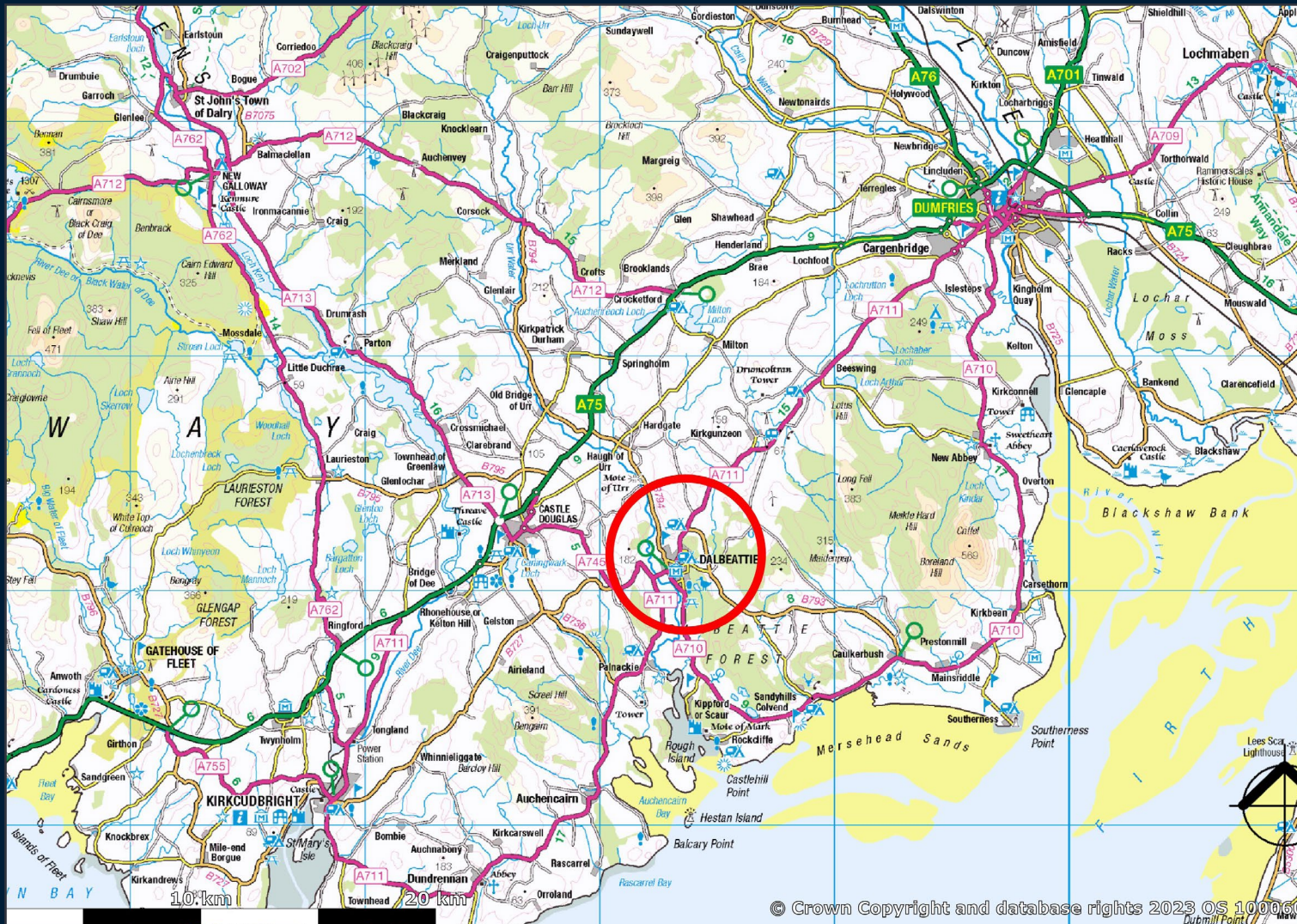
For any queries or to arrange a viewing, please contact —



**Martin Sutherland**  
Licensed Trade and Business Agent  
07768 704203  
Martin.Sutherland@g-s.co.uk



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



© Crown Copyright and database rights 2023 OS 1000600

**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 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.
6. Date of Publication: June 2023