



Offers in the region of
£420,000
(Freehold)

Nethercliffe Hotel
Louisburgh Street, Wick, KW1 4NS



Substantial Georgian building

Located in the coastal town of
Wick on the North Coast 500

Six comfortable ensuite
letting rooms

Exceptionally large
three-bedroom owners'
accommodation

Traditional function suite
with separate bar



Welcoming public lounge
and dining room

Profitable family run business
for over 60 years

South facing garden for
guests and a kitchen garden,
greenhouse and BBQ hut

Car Parking nearby

DESCRIPTION

The Nethercliffe Hotel is a substantial Georgian building located in the town of Wick, on the north coast of Scotland. The original 4 storey building enjoys a rich history and is a significant landmark locally. The Nethercliffe Hotel was completed in 1826 when Wick was being established as the busiest herring fishing port in the world. Mr John Kirk, a philanthropic businessman, commissioned the build and later went on to become the Provost of the Royal Burgh of Wick.

This six letting bedroom hotel enjoys consistent all year-round profits derived from large numbers of tourists, business clients and loyal local support. Being located on the popular North Coast 500 tourist route, the Nethercliffe is perfectly situated for an overnight stop.

The 19th Century original stone building was a house until 1937 and benefits from the addition of a large wrap around extension and incorporation of the neighbouring buildings. This extension was added to the first two floors and basement in the 1950s and converted into the function suite with rooms above. Many architectural features have been preserved such as the original cornicing and flagstone flooring in the basement.

The hotel is located over four floors. The ground floor, first floor and basement are all used for the business whilst the owners have exclusive use of the spacious second floor which has their three bedrooms.

The hotel is a five-minute walk from Wick railway Station and the bus terminal and one mile from Wick airport.

THE PROPERTY

The Nethercliffe Hotel is one of the oldest buildings in Wick. The property can be accessed from both Louisburgh Street and the High Street. The access from Louisburgh Street is direct in the ground floor level and from the High Street it is up a short lane and up a Caithness flagstone path into the bottom of the gardens and then some external steps into the reception area on the ground floor level.







GROUND FLOOR

The reception / lounge area, dining room, lounge bar, function room with separate bar, ladies and gent's WC's and two pantries are all located on the ground floor.

FIRST FLOOR

A carpeted staircase leads to the first floor and hosts the six letting rooms all of which benefit from ensuite shower rooms, with one fitted with a bath and overhead shower. This floor houses a second residents' lounge which is comfortable and bright and is a great space to unwind. A linen cupboard is also located on this floor. Exclusively for the owners' use is a separate lounge and a large refurbished modern shower room. This floor also includes the six ensuite letting bedrooms. There is a separately accessed office via the restaurant staircase, providing a great working area from which to run the hotel.

SECOND FLOOR

The second floor is exclusively used as owners' accommodation and is deceptively large. The spiral carpeted staircase leads up to the three bedrooms. One-bedroom benefits from a walk-in wardrobe and all rooms have a wash hand basin.



BASEMENT

The basement is reached either via the side staircase from the restaurant or via the main staircase and is spacious. The floor is well laid out and is the 'workroom' of the business comprising a commercial kitchen, a cellar, laundry, larder, prep area and a boiler room. The commercial kitchen is fitted with appropriate commercial fixtures and fittings such as a large gas range and ovens, extractor fan and wash up area. There is also a separate cool prep cool area adjacent to the kitchen which lends itself to a patisserie or sandwich preparation area.

The cellar is large and well organised with spirit bottles and beer barrels carefully stored. To maximise the efficiency of deliveries, there is access via an external stair from the street level to allow barrels to be taken directly into the cellar. There is also a hatch behind the ground floor bar directly into the cellar which simplifies routine access to change barrels etc.

PUBLIC AREAS

The ground floor is used as the main service area. The busy lounge bar is a warm and inviting space with a traditional mahogany bar servery with optics and beer taps. There is fixed booth seating with additional tables and chairs with enough space for 30 people. Patrons can enjoy a casual drink, a bar meal or watch the large television.

The dining room is large with a decorative arch connecting the two parts. The tables are a mixture of sizes and can cater for up to 30 covers.

The function suite is a long room with ample seating and a bar at the far end. This is a flexible area, with a capacity of 70 covers, that could be used for a variety of events and family gatherings.

Between the function suite and bar there are male and female toilets.

LETTING BEDROOMS

The six letting rooms are all located on the first floor of the hotel. They are all well-presented and are configured as follows:

Room 1	Twin room with ensuite shower room
Room 2	Twin room with ensuite shower room
Room 3	Double room with ensuite shower room
Room 4	Family room with ensuite shower room
Room 5	Twin room with ensuite shower room
Room 6	Double room with ensuite shower room

All rooms have a flat screen digital television, tea and coffee making facilities, hairdryer, toiletries and free Wi-Fi.

OWNER'S ACCOMMODATION

The owner's accommodation comprises part of the first floor and the whole of the second floor. The owner's lounge is on the first floor and is a large, comfortable room with double aspect windows. A gas fire with a replica cast iron fireplace is a focal point of the room. The second floor hosts three spacious bedrooms, one with walk in wardrobe.





STAFF ACCOMMODATION

Currently all rooms are either letting rooms or owner accommodation, but staff accommodation could be achieved by reconfiguration.

TRADE

The business is based on commercial trade with wet sales, food sales and room income combining to provide a robust level of turnover. Letting out the function room to host private parties such as funeral teas and christenings adds to the very sustainable sales of the business. The function room benefits from its own separate bar and can comfortably accommodate 70 people. The dining room has 30 covers, and the lounge can also accommodate up to 30 occupants. The owners host various events, including quiz nights and whisky tastings as fundraisers for local charities. These events not only engage the local community but also create a fun atmosphere that showcases the hotel's amenities and services. This approach helps build a strong connection with the community and promotes the hotel in a positive light.

The Nethercliffe home cooked meals are renowned in Wick. The chef being fully trained in dietetics means all dietary requirements can be catered for and in addition the kitchen is able to provide a variety of hot and cold buffets as required. The high level of food provision has doubtless assisted the hotel in achieving the Tripadvisor rating of 4.5 stars and a google rating of 4.4 stars. The business operates a Facebook page with more than 2,200 members.

The business offers a flexibility that provides the opportunity to develop turnover and profitability further. Reconfiguring the letting accommodation could be considered as well as hosting weddings and other events. The south facing garden and BBQ hut are an attractive addition to the offering and could facilitate regular external events should that be desired.

STAFF

The current owners both work fulltime in the business and employ a chef and serving staff.







REASON FOR SALE

Having reached retirement age and after making the Nethercliffe the success it is, the owners are ready to pass this well-established business onto its next owner.

LOCATION

Wick is a coastal town in the far north of Scotland, situated in the historic county of Caithness. It lies along the estuary of the Wick River, opening into Wick Bay on the North Sea. As one of the northernmost towns on the British mainland, Wick serves as an important regional hub, providing key amenities and transport links, including a railway station and an airport. The town's setting combines rugged coastal scenery with rolling countryside, offering a mix of maritime heritage and rural charm. Wick is also located along the North Coast 500 route, making it a popular stop for travellers exploring the Highlands.

Wick offers a variety of tourist attractions that highlight its natural beauty, historical significance and local culture. One of its most notable landmarks is the Castle Sinclair Girnigoe, a 15th-century ruin perched on a dramatic cliff edge overlooking Sinclair Bay. This historic site provides visitors with stunning coastal views and a glimpse into the region's medieval past. Another key attraction is the Old Pulteney Distillery, an enterprise in which the hotel's builder had a share and where whisky enthusiasts can tour the facility to learn about traditional whisky-making and sample the renowned Old Pulteney single malt.

The town's harbour and marina remain active, reflecting Wick's maritime heritage. Once a thriving fishing port, the harbour is now a picturesque spot where visitors can watch boats coming and going. For a more adventurous experience, Caithness Seacoast Boat Tours offer high-speed trips along the rugged coastline, allowing visitors to explore dramatic sea cliffs, caves, and local wildlife such as seabirds and seals.

GROUNDS

The grounds of the Nethercliffe Hotel are beautifully maintained, with the main garden benefiting from a south-facing aspect. To make the most of this space, the owners have installed a greenhouse and established a thriving vegetable plot. This kitchen garden supplies fresh, locally grown ingredients that the chef uses to enhance the hotel's menu.







A delightful addition to the grounds is the charming BBQ hut, which offers a unique and cosy setting for up to 12 guests. This inviting space is perfect for social gatherings, providing a relaxed atmosphere for cooking and dining. Outside the hut there is a seating area for guests fitted with a picnic bench.

Throughout the well-manicured gardens, outdoor seating is thoughtfully placed, allowing guests to unwind and enjoy the tranquil surroundings. The stone steps leading from the front entrance provide a picturesque spot to sit and take in the fresh air on the stone patio, set with picnic benches.

For visitors arriving by motorbike, an off-road parking area is available within the hotel's secluded grounds. Additionally, delivery vehicles can easily deliver to the property and have ample space to turn around with ease.

SERVICES

The hotel has main power, natural gas, main water and drainage. The internet connection is excellent.

ACCOUNTS

Full accounting information will be made available to interested parties subsequent to viewing.

LICENCE

The business has a licence under the Licencing Scotland Act 2005, and a copy of the operating plan is available to interested parties, which details operating practices. The licence is HC/CSR/0246

EPC RATING

The EPC rating for the hotel is tbc.

TITLE NUMBER

The title number for the hotel is SC0954002001.

RATES / COUNCIL TAX

The guest house has a rateable value £18,000 as at April 2023, property reference number 01/05/51080/5.





WEBSITE

The sale includes the hotels web site, <http://www.nethercliffehotel.co.uk/>, and Facebook page, <https://www.facebook.com/NethercliffeHotel>.

PLANS

An indicative plan is available upon request from the selling agents ASG Commercial.

PRICE

Offers in the region of £420,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

DIRECTIONS

See location map. What3words reference is [///cookies.nicer.sitting](https://www.what3words.com/coordinates/cookies.nicer.sitting)

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR

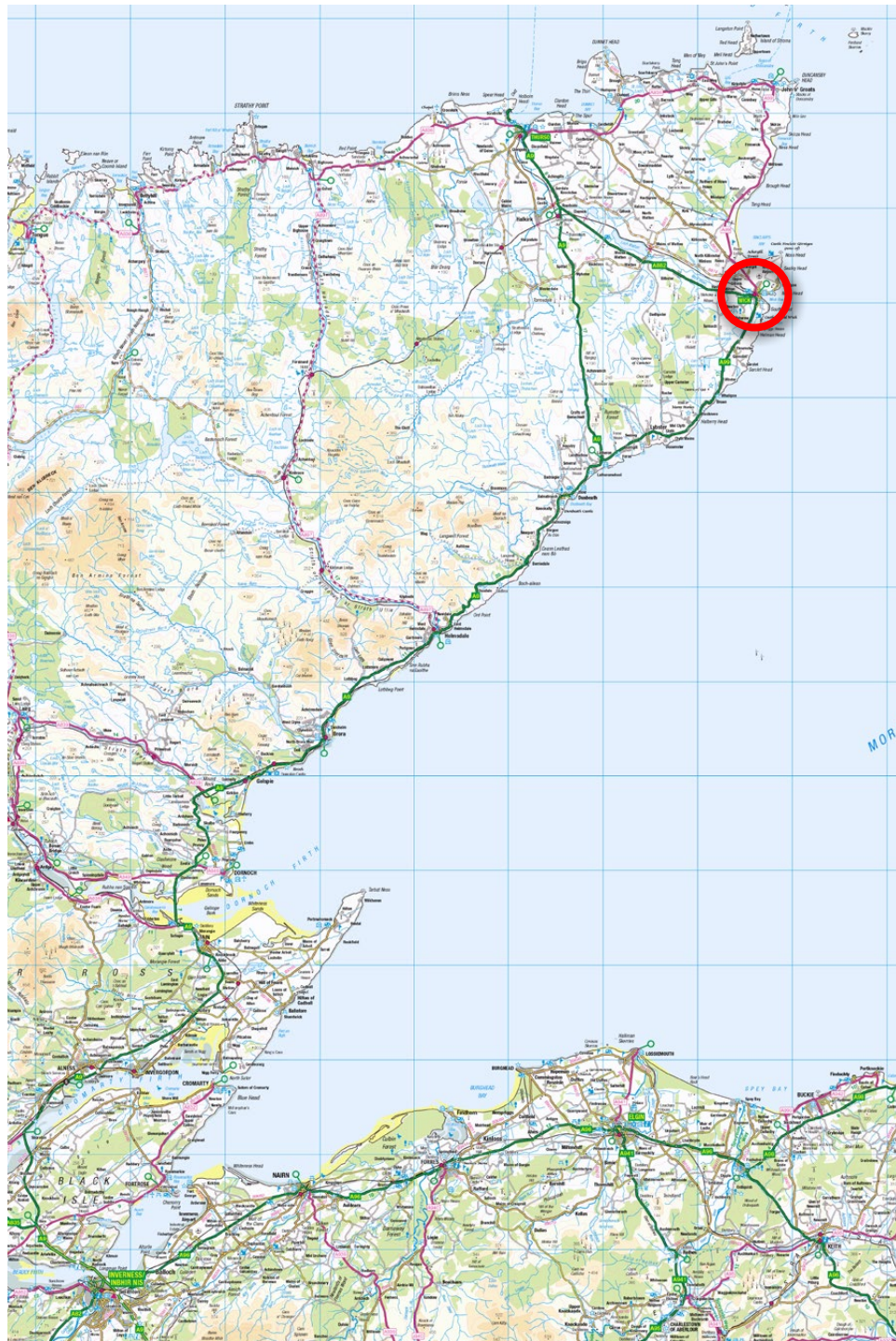
Tel: 01463 714757 (5 Lines)

E: info@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.



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