



West End Guest House, Main Street, Kirkwall, KW15 1BU

OFFERS OVER £685,000



The West End Guest House is a successful holiday accommodation business conveniently situated a short distance from the town centre. The business has good forward bookings together with many returning guests.

Originally built as a town house, later converted into and ran as a hotel, until the current owners rebranded as a Guest House. The West End is a “B” listed building within the Kirkwall town conservation area.

The West End stands in good decorative order. Currently with ten en-suite bedrooms, large breakfast room and a well-equipped professional kitchen. There are several rooms that offer opportunity for business expansion.

There is a car park for guests and laundry room to the rear of the property.

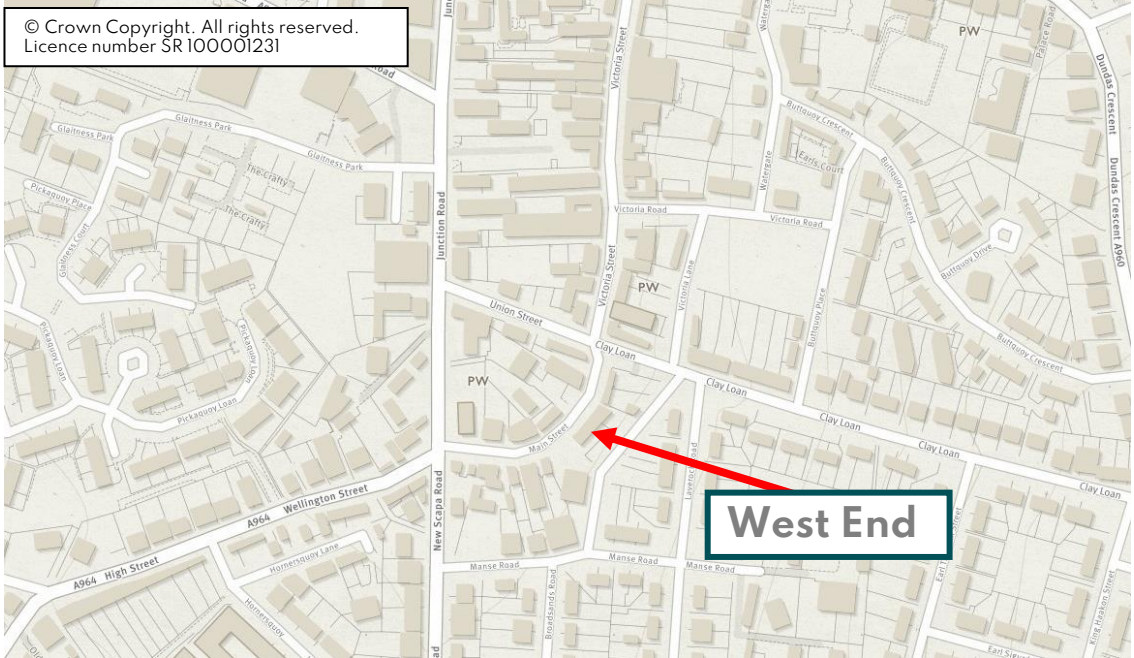
- 5 Double rooms, 2 Twin rooms and 3 Single rooms – all with en-suites.
- Spacious breakfast room.
- Well-equipped kitchen.
- Electric heating.
- Rooms that may be suitable as owner’s or staff accommodation.
- Laundry room.
- Small secluded garden.
- Car park for guests to rear.

LOCATION

The West End Guest House is situated a short walk from the historic town centre.







SERVICES – Mains services.

RATEABLE VALUE – £10,000.

ENERGY PERFORMANCE RATING – Band .

ENTRY – By arrangement.

STOCK – The stock will be taken over at valuation on the day of sale.

ACCOUNTS – Abbreviated trading accounts may be made available to interested party's financial advisers.

FIXTURES & FITTINGS – All fixtures and fittings, apart from the owner's personal possessions, are included in the sale price.

VIEWING - For an appointment to view please contact Lows Property Department.

PRICE – Offers Over £685,000.

Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.

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The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.