



FOR SALE

KINGS ARMS HOTEL

31-33 ST ANDREW STREET, CASTLE DOUGLAS, DUMFRIES & GALLOWAY, DG7 1EL

Offers around
£550,000 – “Freehold”

SUMMARY

- Historic building and former Coaching Inn, now popular hotel in Castle Douglas town centre
- 10 bedrooms; range of bar and restaurant areas
- Spacious 3 bedroom flat for owners
- Steady established business, T/O circa. £460,000 (net)

Situated in the heart of Castle Douglas, The Kings Arms Hotel is a thriving town centre establishment serving tourists and locals alike. Set in the picturesque region of Dumfries and Galloway, the hotel hosts a year-round trade of golfers, bikers, cyclists, hikers and sight-seers keen to take advantage of the area's outstanding natural beauty. The hotel also remains a firm and trusted favourite within the local community, and is home to the weekly Rotary Club, Young Farmers' Association and annual Waterloo Dinner, among other notable local events.

The Kings Arms retains rural Scottish charm, while also boasting a variety of modern bar and restaurant facilities to serve a broad clientele. Its ten recently renovated bedrooms are attractive and comfortable, providing guests a home away from home. In addition, the hotel boasts a very spacious 3-bed flat for staff, allowing either a home for new owners or an opportunity to hire residential staff. An adjacent two-bedroom flat, used for self-catering purposes, is available for purchase and is an excellent asset to the hotel's accommodation.

Castle Douglas' enviable position on the A75 Euro route, linking the M6/M74 at Gretna Green to Stranraer and Cairnryan; the Northern Ireland ferry terminal, renders it a busy market town, with easy access to the beaches of the Solway Coast, the Galloway Hills, 7Stanes Mountain Biking venues and the UK's first 'Dark Sky Park' at Galloway

Forest. The Hotel has been owned and operated by the same family for over 24 years and provides an established and steady business with room for further development. Available in addition is an adjoining 2 bedroom flat used for self-catering purposes.

The Kings Arms Hotel is a fantastic opportunity for new entries to the hotel and licensed property trade, bringing with it years of an excellent local reputation and popularity. Regularly reviewed on Trip Advisor receiving a 4.5 rating.



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THE PROPERTY

The Kings Arms Hotel is a historic former coaching inn dating back to the early 19th century, situated on the corner of St Andrew's Street and Queen Street. The main accommodation is across two floors as follows:

PUBLIC AREAS

From its main door on St Andrew Street, the hotel's reception and Entrance Hallway opens up to several interconnected Bar and Lounge areas and continues to the principle Dining Room. Next to the reception and office, the hotel's 'snug' allows privacy and bar access for 6 people, away from the main bar area. For guests wishing to soak up a little more atmosphere, the lounge bar, coffee lounge and bar lounge seat up to 40 people, and the attached dining room seats over 50. Upstairs, the sizeable residents lounge is an excellent space for guests to relax and watch TV out with their bedrooms. The Kings Arms' ample courtyard terrace is a spectacular asset in the summer, and has its own outdoor seating.

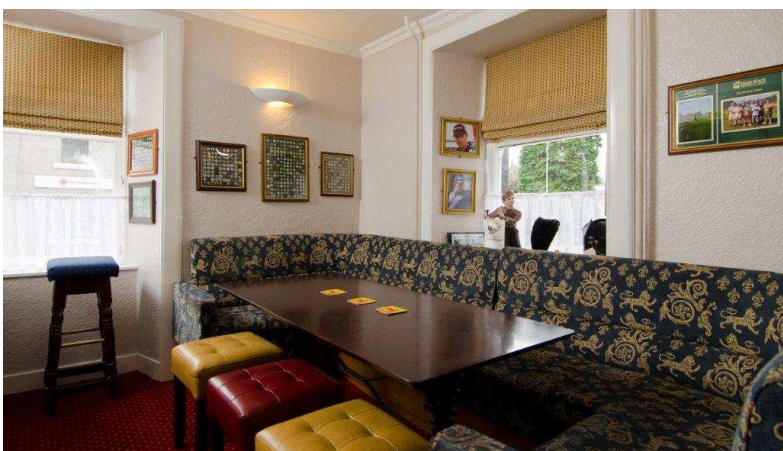
LETTING BEDROOMS

10 letting bedrooms to sleep 21 (2 double, 4 twin, 2 single, 2 family).

9 rooms have full en suite facilities (4 bath with shower; 5 with shower only) with the tenth bedroom having a private separate bathroom.

SERVICE AREAS

Large commercial kitchen with prep and wash-up areas. Two stores with walk-in fridge and freezer. Basement cellarge plus washing/drying room. First floor Housekeeper's store. Staff WC and room. Two attic stores.



PRIVATE FLAT

On the first floor there is a very spacious private flat boasting a large sitting room, 3 bedrooms, balcony, walk in wardrobe, bathroom & WC and kitchen. This also has private access from the car park.

OUTSIDE

The courtyard patio terrace provides an excellent outdoor seating area, resplendent with flower beds and a full wall magnolia and vine. Beyond lies an ample car park, with vehicle access from Queen Street (note: adjoining proprietors have access through the car park). A first-floor patio terrace although currently not in use has the potential to be turned into another outdoor area.

LICENCE

Premises Licence

WEBSITE

www.galloway-golf.co.uk

SERVICES

Dumfries & Galloway Council (030 33 33 3000).

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

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TRADE

Trading accounts for the year ended 30 November 2017 show a total turnover of £458,508 (net of VAT) which is similar to previous years.

Trading accounts will be made available to genuinely interested parties, preferably after viewing.

PRICE

Offers around £550,000 are invited for the Feuhold Outright Ownership ("Freehold" equivalent) of the Kings Arms Hotel, Castle Douglas, complete with goodwill and trade contents (according to inventory), but excluding personal items. Stock at valuation.

ADDITIONAL PROPERTY

Alongside the hotel is a separate flat – 31 St Andrew Street – currently used as self-catering accommodation. The accommodation comprises :-

Sitting room; 2 bedrooms; kitchen; bathroom with shower; storage.

This property is available in addition to the hotel, if required, with an asking price of **"Offers around £100,000"** for the Feuhold Outright Ownership ("Freehold" equivalent).

FINANCE

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

TO VIEW

All appointments to view **MUST** be made through the vendors' agents who are acting with sole selling rights.

OFFERS

All offers should be submitted to Colliers International with whom purchasers should register interest if they wish to be informed of closing dates.

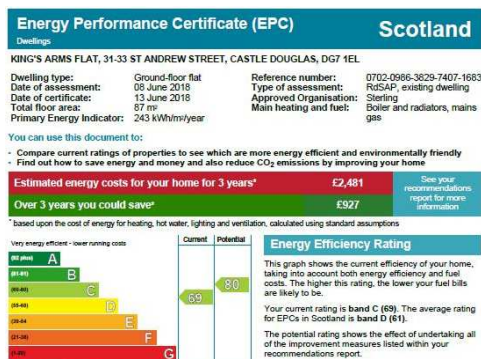
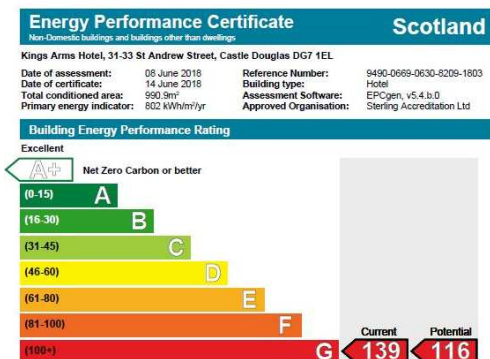
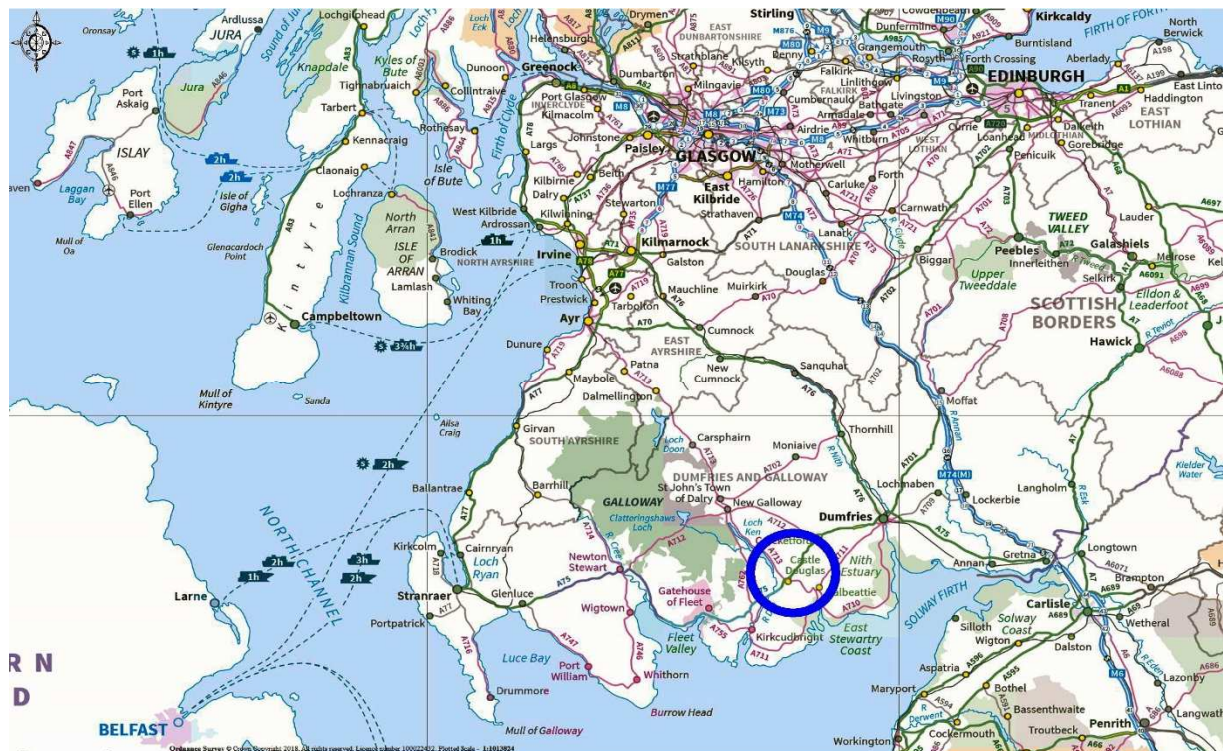
DIRECTIONS

Dumfries 19 miles, Gretna Green/M74/M6 43, Stranraer 54.

For directions see location and street map.



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FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:



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