



FOR SALE — PRICE REDUCED : FOR QUICK SALE

BEST WESTERN MOFFAT HOUSE HOTEL
HIGH STREET, MOFFAT, DUMFRIESSHIRE, DG10 9HL

Offers in the region of
£750,000
Feuhold

SUMMARY

- Stunning and handsome Georgian mansion house hotel
- Prominent town location – set in appx. 1.4 acres
- Close to M74 (Jct15) – almost equidistant to Edinburgh/Glasgow/Carlisle
- 21 bedrooms; good range of public rooms; 2-bedroom cottage
- Turnover close to £750,000 (net)

A Grade A Listed, elegant and classical Georgian mansion house, the Moffat House Hotel can trace its origins to 1761 when the famous architect - John Adam – completed the property for the Earl of Hopetoun. The Moffat House Hotel, occupying its conspicuous and valuable site in the centre of the town, has traded as an hotel for many years, becoming a successful and well-established good class 3 Star hotel venue.

Nestling in the Tweedsmuir foothills, the town of Moffat is almost equidistant between Carlisle, Edinburgh and Glasgow, and this feature has greatly contributed to the prosperity and popularity of this particular locality of southern Scotland. Moffat has its heritage as a spa town from the Victorian era and much of the character of the town's uniqueness remains today. The surrounding area has much to offer visitors – golf, fishing, hillwalking to name a few of the activities – and with the proximity of the M74 (1 mile away at junction 15) it ensures an ease of accessibility both to south of the border and north to the central belt and onwards to Glasgow and Edinburgh.

The vendors purchased the Moffat House Hotel in 2008 and have operated the business under management for the past 11 years. This genuine retirement sale gives new owners an excellent opportunity to acquire a well-established and profitable business in this attractive rural community.

THE PROPERTY

The Moffat House Hotel, an Historic Scotland Category A Listed Building, has a classical Georgian symmetrical façade, with two wings to the central core forming a courtyard at the front entrance to the property. The accommodation is over three main levels as follows.



PUBLIC AREAS

From the sweeping courtyard at the front, the main entrance leads in to the entrance hallway with feature curved Georgian staircase, from where there is access to the Reception with counter and office behind. To the right is the spacious Adams' Lounge Bar (80), which features a fireplace, and from where there is access to the Oak Tree Restaurant (30) located in the sun lounge extension, overlooking the gardens. Also leading off the bar is the cosy Library/TV Lounge which leads through to the conservatory Sun Lounge. To the left of the entrance, is the hotel's Banqueting/Function Suite which can cater for around 100.



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LETTING BEDROOMS

21 letting bedrooms to sleep 41 (10 double/king zip and link; 4 twin; 3 single; 2 family; 2 – four poster).

All of the bedrooms have en suite facilities with bath and shower above. The bedrooms are located on the first and second floors of the main central hotel building and in the north and south wings. Bedrooms are equipped with colour TV, telephone, hairdryer, radio alarm, tea/coffee facilities and Wi-Fi.

SELF-CATERING COTTAGE

Located in the north wing is a delightful cottage providing accommodation of sun lounge living room, two bedrooms, kitchen and separate bathroom with Jacuzzi bath. The cottage has proved popular for longer term leisure visitors, but equally could provide private accommodation for owners.

SERVICE AREAS

Main commercial kitchen with wash-up and prep areas. Walk in fridge and freezer. Basement cellarage. Range of stores. Laundry. Single garage store located off north driveway.

STAFF ACCOMMODATION

On the third/attic floor of the main hotel building, there are three double bedrooms and a separate bathroom, currently used for staff accommodation. (This could be utilised for private owners' accommodation).

OUTSIDE

Moffat House Hotel is located in appx. 1.4 acres of its own private grounds – a valuable site in the centre of Moffat. This includes the gravel car park and courtyard area to the front of the hotel and gentling sloping, enclosed private gardens, with a number of fine mature and ornamental trees to the rear.

SERVICES

Dumfries and Galloway Council - 030 33 33 3000.

Mains water, electricity, gas and drainage. Partial gas-fired central heating, which heats hot water. Partial electric heating. Wi-Fi throughout.

LICENCE

Premises Licence

WEBSITE

www.moffathouse.co.uk

LISTINGS

Scottish Tourist Board – 3 Star Hotel

TRADE

Management accounts for the year ended 31 March 2019 show a turnover of £741,997 (net of VAT).

Trading accounts will be made available to genuinely interested purchases, preferably after viewing the property.

PRICE

Offers in the region of £750,000 for the “freehold” (heritable feuhold/outright ownership) property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

OFFERS

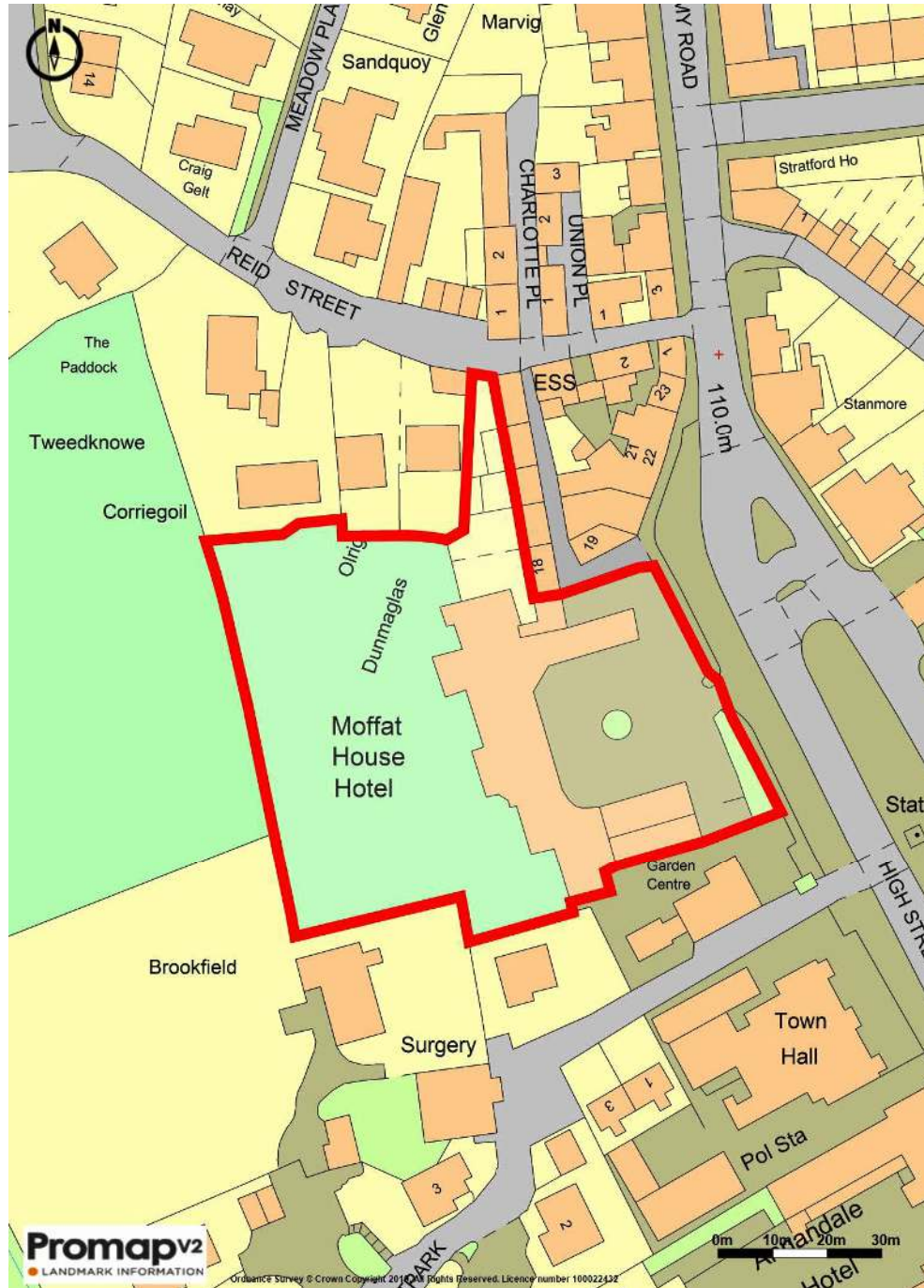
All offers should be submitted to Colliers International with whom purchasers should register interest if they wish to be informed of closing dates.



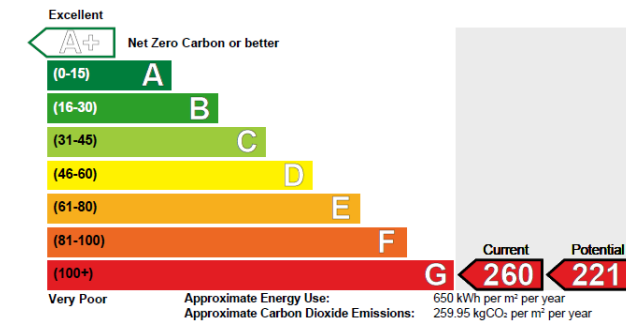
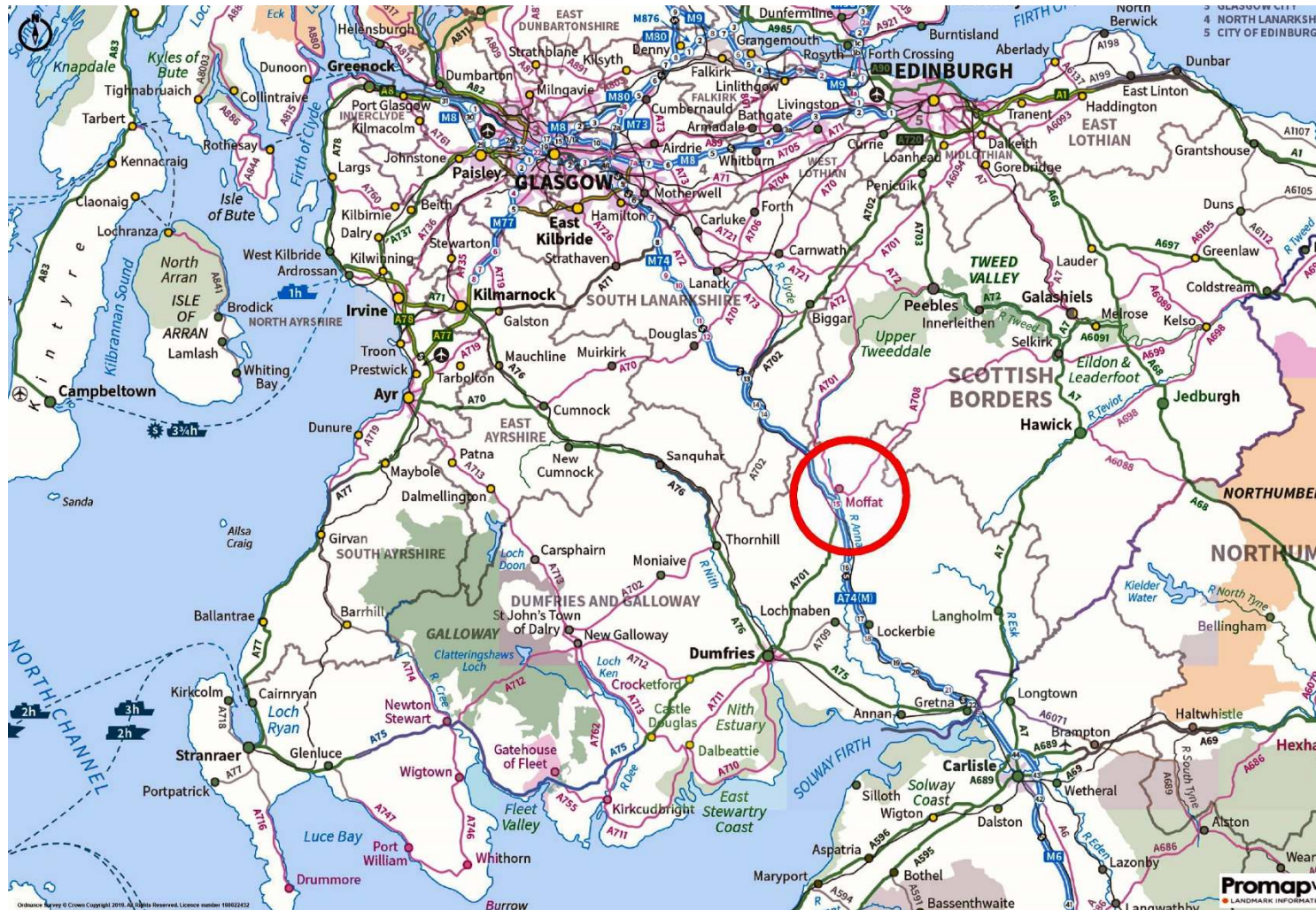
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FINANCE

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 viewings must be organised through the vendor's agents who are acting with sole selling rights.

FURTHER INFORMATION

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



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Property Ref : 202719

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