

FOR SALE

Fantastic opportunity to own a well-known institution in Stranraer



The Ruddicot Hotel
London Road, Stranraer, DG9 8AJ
Offers Over £365,000

Find out more at
www.g-s.co.uk

- **Fantastic Opportunity to own a well-known institution in Stranraer**
- **6 Bright en-suite letting rooms offering good letting income stream**
- **Newly refurbished 60 cover Bar and separate lounge**
- **Spacious two bedroom flat above which has undergone a substantial refurbishment**
- **Extensive South West facing Terrace with beer garden**

INTRODUCTION

The Ruddicot Hotel is a institution in Stranraer which has been a community favourite for many decades. This is an fantastic opportunity to own a perfect owner occupier Business with great owners accommodation in the popular tourist Town of Stranraer.

The property itself sits on a prominent position, as you enter the town. The town is a well-established tourist location, known for its unmatched scenery and links with the boat to Ireland. The town is also the main base for those doing the South West 300 road trip.

The Bar and lounge both offer seating for circa 30 covers with a further 30 standing room. The property also offers a large south west facing beer garden.

The property is a traditional stone detached villa house, over two floors, under a multi-pitched slate-covered roof. The property has been fully refurbished to and thoroughly maintained.

The location of the property is shown on the appended plan.

From a business perspective, the business offers a fantastic opportunity for the right owner to build upon the already established business.



ACCOMMODATION SUMMARY

Public Areas

- Bar (60 Capacity)
- Bar/lounge area (60 capacity)
- Outdoor terrace and beer garden (40 Covers)

Service Areas

- Well-appointed Commercial Kitchen and Stores
- Ancillary stores

Owners accommodation

- Separate owners accommodation with open plan lounge/dinner, 2 large double bedrooms and a family bathroom.

STAFF

TUPE regulations will apply to all members of staff.

LICENCE

The Premises is Licensed under the Licensing (Scotland) Act 2005.

SERVICES

Mains electricity, water, drainage and gas.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate will be provided upon request.

RATEABLE VALUE

The rateable Value is £4,900 (effective date 01/04/2023)

TENURE

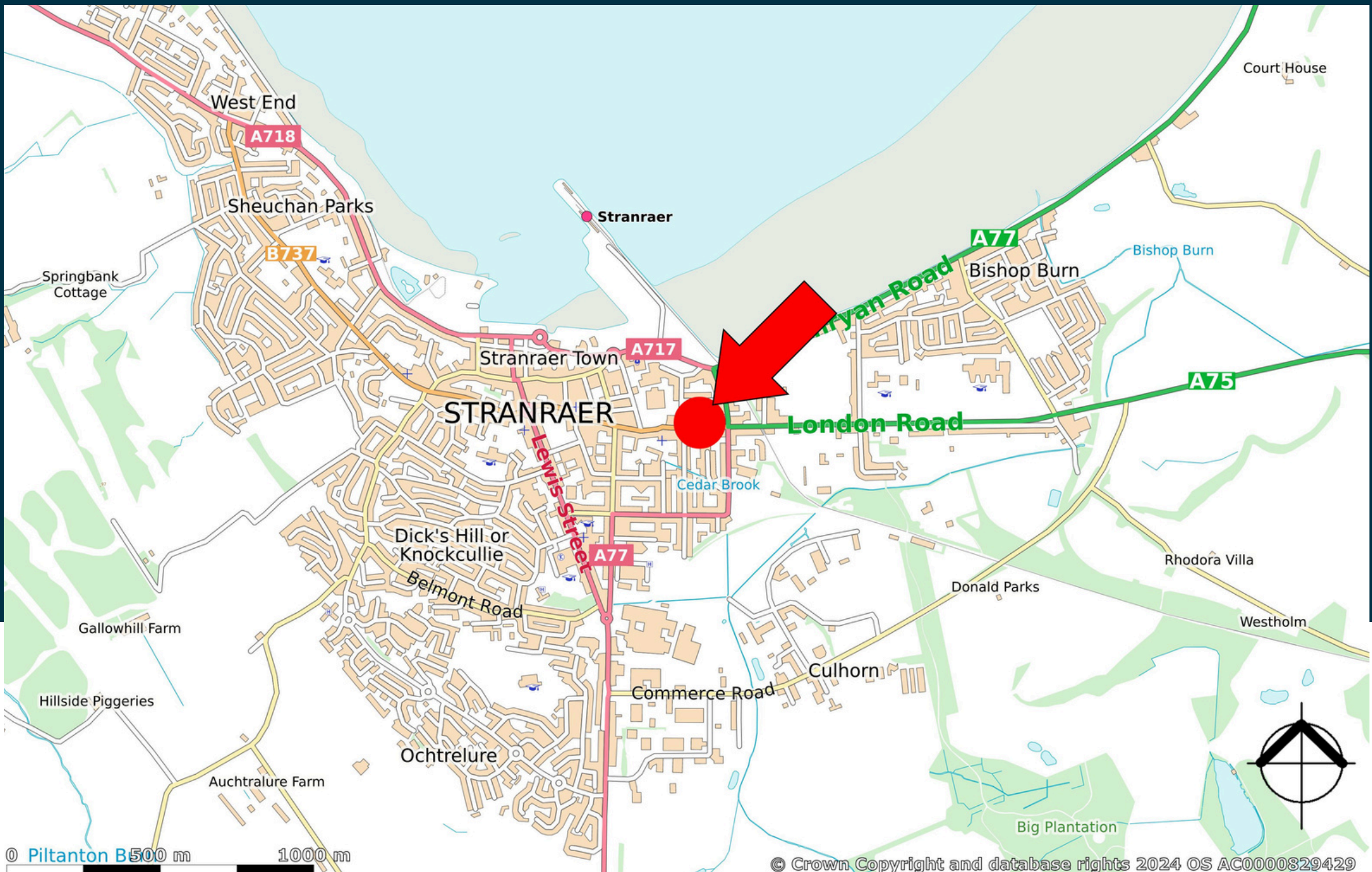
Heritable (Freehold Equivalent) Interest of the Property.

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.









PRICE

Offers over £365,000 are invited for the heritable (freehold interest) interest in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, which is being sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry.

VIEWING

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

OFFERS

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

Graham + Sibbald
233 St Vincent Street
Glasgow, G2 5QY

To arrange a viewing please contact:



Emily Hewitson
Surveyor - Licensed Trade
Emily.Hewitson@g-s.co.uk
07795 518 627



Martin Sutherland
Licensed Trade + Business Agent
Martin.Sutherland@g-s.co.uk
07768 704 203



1. These particulars are intended as a 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.

Date published: August 2024

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.