

**FOR SALE**

Iconic B-listed Victorian Hotel



**Rosely Country House Hotel**

**Arbroath, DD11 3RB**

Offers in the region of £1,200,000

Find out more at  
[www.g-s.co.uk](http://www.g-s.co.uk)



- **Fantastic Opportunity to Buy an Iconic B-listed Victorian Hotel**
- **Extensive 4 acre plot with Enviably Mature Gardens**
- **14 spacious en-suite letting rooms all with their unique character**
- **Fantastic Location on the Edge of Rural Angus**
- **Abundance of period features and charm make it truly remarkable**



## INTRODUCTION

Rosely Country House Hotel offers a fantastic B-listed Baronial Victorian Hotel on an impressive plot offering an abundance of period features and charm. This is an incredible opportunity to purchase this hotel which has been owned by the same family for over 40 years. The hotel also hosts extensive staff accommodation and a separate owners house.

The property itself sits on a prominent position, as you enter the town, near the Royal Marines Condor. The village is a well-established tourist location less than a two hour drive from Edinburgh and 30 minute drive from Dundee. There is also excellent transport links with the rest of Scotland.

The hotel offers 14 spacious en-suite letting rooms, all with their own charm and character. On the ground floor the property host a Bar lounge, a dining room, games room, guests lounge and a orangery. The hotel would benefit from some level of redevelopment and modernisation to bring it up to a boutique hotel level. There is a 3 bedroom staff accommodation at the end of the hotel and a separate 4 bedroom owners house on the site incorporated into the old water tower.

The property is a traditional stone built Charming Victoria period home construction built in 1845, over two floors, under a multi-pitched slate-covered roof. The hotel is curved in shape with balconies and turrets. The property also hosts a glass orangery to the rear which could be utilised for events.

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

From a business perspective, the hotel offers a fantastic opportunity for the right owner to build upon the already established business to create a thriving boutique destination hotel.







## ACCOMMODATION SUMMARY

The accommodation can be summarised as follows: -

### Public Areas

- Bar/ Lounge
- Private dining room
- Games room
- Residents Lounge
- Orangery

### Letting Bedrooms

- 14 ensuite rooms

### Service Areas

- Expansive Commercial Kitchen and Stores
- Ancillary stores and laundry room

### Owners Accommodation

- Separate owners accommodation with open plan lounge/dinner/ kitchenette and Conservatory
- 4 Bedroom's with a master and two doubles and a single.

### Staff Accommodation

- Extra 3 bedroom flat

### TRADE

Further information for the business will be shown to seriously interested parties following a formal viewing.

### 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, gas and drainage. In addition, the hotel has storage heaters and electric heaters.

## ENERGY PERFORMANCE CERTIFICATE

Rosely Country House Hotel – EPC Rating – TBC

The EPC is available on request.

## RATEABLE VALUE / COUNCIL TAX

Rateable Value

£9,200

Applicable as of 01/04/2023

## TENURE

Heritable (Freehold Equivalent) Interest of the Hotel.

## 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 around £1.2 million 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 and Sibbald  
233 St Vincent Street  
Glasgow  
G2 5QY



To arrange a viewing please contact:



**Peter Seymour**  
**Director of Hotel & Leisure**  
Peter.Seymour@g-s.co.uk  
07967 551 569



**Emily Hewitson**  
**Hotel + Leisure Agent**  
Emily.Hewitson@g-s.co.uk  
07795 518 627



Owners Accommodation

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: **September 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.