

FOR SALE / LEASE PURCHASE OR LEASE CONSIDERED
Delightful Destination Village Inn; Popular South West Scotland



The Steam Packet Inn
Harbour Row, Isle of Whithorn, Newton Stewart, Dumfries & Galloway, DG8 8LL
Offers Over £625,000 – Freehold

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



- **Good Quality 3-Star, 7-Bedroom Well-Established, Profitable Village Inn**
- **Picturesque Harbourside Location on Solway Firth**
- **Owned + Operated by Same Family for over 40 Years**
- **2024 T/O circa £580,000 (net) - 10 months trading only**
- **Lease Purchase or Lease will be considered**

INTRODUCTION

The Steam Packet Inn is located on the picturesque harbourside in the small fishing village of Isle of Whithorn at the southernmost tip of the Machars Peninsula in South West Scotland. The village is a popular tourist destination with a season that runs from March through to the end of October. Due to its proximity to the border the majority of the tourists (80%) come from England. The village sits 3 miles from the separate village of Whithorn which has a strong association with St Ninian, Scotland's first saint, who brought Christianity to Scotland. This religious link also brings many visitors from overseas.

In the village there are numerous self-catering properties and a number of caravan sites within easy reach. The field to the rear of the hotel is open as a popular free to use overnight parking area for campervans that brings significant numbers of visitors. The village also sits within the area designated for a new national park which is likely to further enhance the area as a tourist destination. Alongside tourists the village retains a solid local population along with being a popular retirement location, particularly with people moving from the North of England. Due to the relatively high property prices in the village these incomers tend to be affluent.

The Steam Packet is the only pub in the village. The other pub in the village has been redeveloped as the Five Kingdoms Brewery and has expanded rapidly and attracts a considerable number of visitors. The Steam Packet Inn itself is an established inn, boasting a Visit Scotland 3-Star Rating. The inn has 7 good quality letting bedrooms as well as a variety of restaurant and bar facilities to accommodate its guests. Alongside its enviable location the business also boasts a longstanding reputation as a quality food destination business. The pub is set up to function as a busy outlet with a well-equipped catering kitchen.



The owners have continually invested in the business over the years and this year have fitted a new walk-in chill and cellar refrigeration. The public areas are designed to operate with high volumes of trade and overall, the business is in turnkey condition for the new owners to take over and trade at a high level.

The pub is a multi-award-winning outlet for real ale, featuring in the Good Beer Guide for over 30 years. This has been further enhanced by the success of Five Kingdoms Brewery as the pub currently acts as the de facto brewery tap which is proving a big attraction. The seller's family have owned and operated the Inn for over 40 years and the decision to sell is to allow them to focus on other business ventures. This is a fantastic, maybe rare, opportunity to acquire a busy and profitable business with considerable further potential in a beautiful and developing location.

THE PROPERTY

The Steam Packet Inn is a two-storey quayside village inn of a traditional stone construction under a pitch and slate roof. Front roof renewed 2021.

ACCOMMODATION SUMMARY

From the main road, on the harbour, the front door leads into the entrance hallway from where there is access to the public rooms and bedrooms. The accommodation can be described, briefly, as follows:

Public Areas

- Entrance Hallway
- Lounge Bar (20) with bar servery
- Snug lounge (10)
- Public Bar (10) with bar servery and feature inglenook fireplace with wood burning stove
- Conservatory Restaurant (40) – two levels
- Restaurant (28) with feature inglenook fireplace and wood burning stove





Letting Bedrooms

7 Letting Bedrooms to sleep 14

- 7 x double

All bedrooms ensuite; 1 x bath with separate power shower; 6 x bath with power shower over

All bedrooms are located on the first floor. Five bedrooms have harbour views

Service Areas

- Commercial Kitchen with Rational Oven
- Prep/Service Area
- Wine Store
- Beer Cellar – New cellar refrigeration 2024
- Walk in Freezer
- Walk in Fridge – New in 2024
- Range of Stores
- Office
- Laundry

Outside

- Harbour side terrace (16)
- Small raised garden at rear with picnic tables (8)
- Car parking area at rear
- Outdoor storage

NOTE: Neighbouring property owners have a right of access over the road to the rear of the property.

TRADE

Accounts for the year ended 30th September 2023 show a turnover of £665,640 (net of VAT). The business is well established with an excellent and consistent level of trade. Through choice, the inn traded for 10 months only (closed mid-January to mid-March) and management accounts to year ended 30th September 2024 show a turnover of circa £581,000 (net of VAT).

Accounts will be provided to genuinely interested parties, preferably after viewing of the property.



STAFF

TUPE regulations will be applicable to all staff.

LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

WEBSITE / RATINGS

<https://thesteampacketinn.co.uk/>

Visit Scotland – 3 Star

Trip Advisor Rating – 3.5

Booking.com Rating – 8.8

SERVICES

Mains electricity, drainage, and water. Heating and hot water from electric and solid fuel stoves. Bottled gas for cooking.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The Steam Packet Inn – EPC Rating – G

The EPC is available upon request.

RATEABLE VALUE

The Steam Packet Inn - Rateable Value £41,400 (1st April 2023).

TENURE

Heritable (Freehold) / Outright Ownership

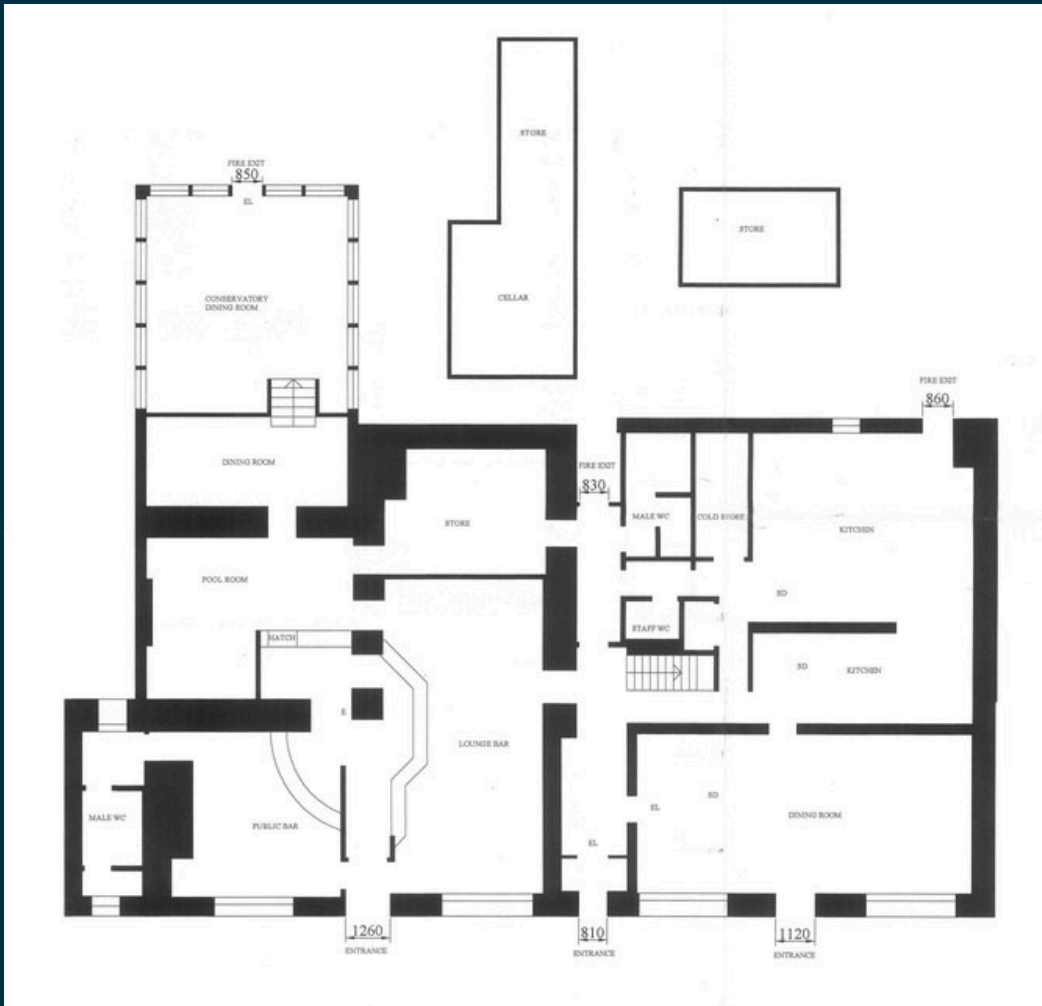


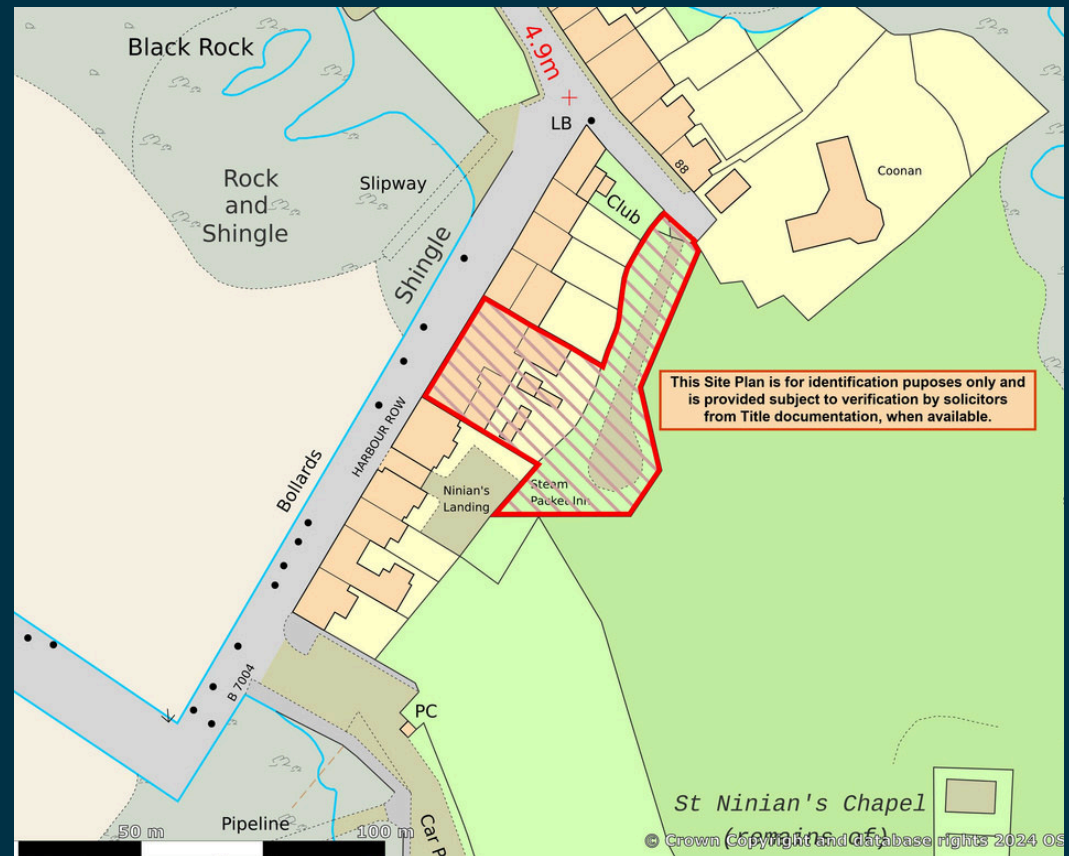
FINANCE / BUSINESS MORTGAGES

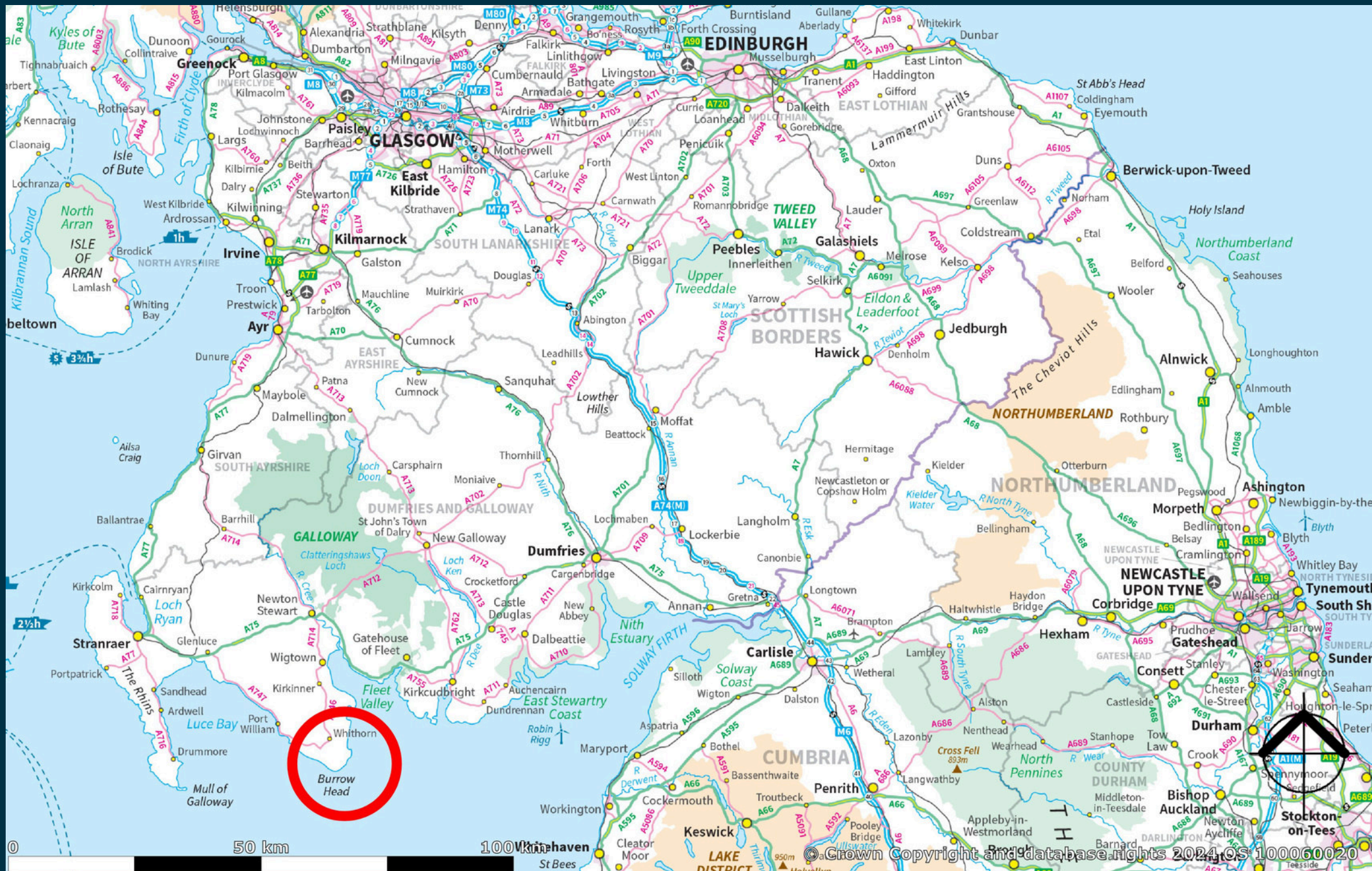
Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.







PRICE

Offers over £625,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

NOTE: The sellers will consider a disposal via an asset sale or a corporate share transaction. The sellers will also consider a lease purchase arrangement or a new lease. Terms subject to negotiations.

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 agent at the address below:-

Graham + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB



To arrange a viewing please contact:



Alistair Letham
Consultant - Hotel + Leisure
Alistair.Letham@g-s.co.uk
07836 341 710



Katie Kait
Agent - Hotel + Leisure
Katie.Tait@g-s.co.uk
07500 423 941



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: NOVEMBER 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.