

FOR SALE
Hotel + Leisure



Henrys Bay House & Restaurant
Cairnryan Road, Stranraer, DG9 8AT
Offers in the Region of £425,000

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

- **Fantastic Opportunity to Buy an Iconic Restaurant with outstanding views**
- **Elevated Position with Enviaable Views Over the Harbour and Loch Ryan**
- **Newly refurbished 60 cover restaurant, with spacious modern bar**
- **Remarkable two bedroom flat above which has undergone a substantial refurbishment**
- **Outstanding West facing Terrace with 2 dome seating areas**



SITUATION/INTRODUCTION

Henrys Bay House & Restaurant is a fantastic Business on an impressive coastal trading position offering stunning views across Loch Ryan. This is an incredible opportunity to own an excellent Business with outstanding owners accommodation in the popular tourist Town of Stranraer.

The property itself sits on a prominent position, as you enter the town, overlooking the coast. 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 restaurant offers seating for 60 covers in the main area with a further 20-30 covers in the bar/lounge. The property also offers a large west facing terrace with outstanding views across the Loch. The terrace has picnic bench seating as well as two large permanent domes which can seat 8 each.

The property is a traditional stone built former Golf Club House, over two floors, under a multi-pitched slate-covered roof. The property has been fully refurbished to an exceptional standard and thoroughly maintained offering a true turnkey condition.

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

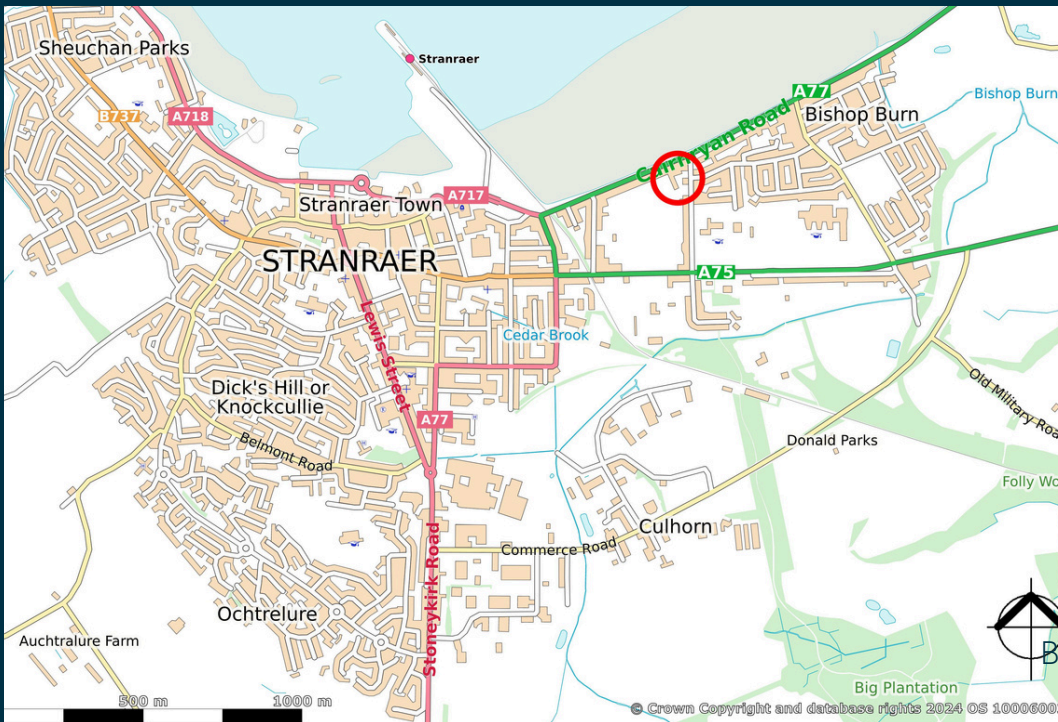
From a business perspective, the business offers a fantastic opportunity for the right owner to build upon the already established business. The sale is due to the owners retiring.



Click to view the
Owners Accommodation







ACCOMMODATION SUMMARY

The accommodation can be summarised as follows: -

Public Areas

- Spacious Dining room (60 Covers)
- Bar/lounge area (24 covers)
- Outdoor terrace and beer garden (40 Covers)
- 2 large external domes (seating 8 each)

Service areas

- Well-appointed Commercial Kitchen and Stores
- Ancillary stores

Owner's Accommodation

- Separate owners accommodation with open plan lounge/dinner, a kitchenette and 2 large en-suite bedrooms.



TRADE

The Business turned over £424,000 in the year end April 2023.

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, drainage and Gas.





ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC is available for interest parties.

RATEABLE VALUE

The rateable value is £15,850, applicable as of 01/04/2023

TENURE

Heritable (Freehold Equivalent) Interest of the Property.

PRICE

Offers in the region of £425,000 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.

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.

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

Email – LT@g-s.co.uk



To arrange a viewing please contact:



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



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

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