

FOR SALE

Charming Hotel in East Lothian



Royal Mackintosh Hotel

Station Road, Dunbar, EH42 1JY

Offers in the region of £650,000 - Freehold

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

- **Prominently Located in the Centre of Dunbar close to the Beach and the Train Station**
- **Charming characterful property offering exceptional space in turnkey condition**
- **16 en-suite bedrooms with room to develop**
- **Bar, restaurant and café as well as a large events space for 60 covers**
- **Outstanding outside terrace with views over the town and the sea**



INTRODUCTION

The Royal Mackintosh Hotel in Dunbar, is a Victorian- era hotel located close to Dunbar train station and East Lothian's coast. The business is currently an independent, family-run property popular with both tourists and locals. Known for its traditional charm, the hotel features 16 ensuite rooms, a bar, and a restaurant. The hotel's restaurant, the Mauretania, is noted for its unique decor, including furnishings from the RMS Mauretania, and serves a variety of locally sourced dishes.

The hotel is a perfect base for visitors to East Lothian, the hotel is near an abundance of amenities. This property is often highlighted as a quaint option for those interested in the region's historical ambiance and coastal beauty.

The property is also popular among golfing enthusiasts, with several renowned golf courses in close proximity, as well as wedding venues that attract visitors year-round. The business also has a reputation for its traditional charm, due to its impressive historical architecture.

The property also hosts a three bedroom flat which could be used as owners accommodation, staff accommodation or further letting rooms.

From a business perspective, the Royal Mackintosh Hotel offers a great opportunity for a new owner to build upon the profitable business which benefits from a stellar reputation and a loyal customer base, attracting locals and visitors throughout the year.

ACCOMMODATION SUMMARY

Letting Accommodation

- 16- en-suite bedrooms

Public Areas

- Bar – 25 covers
- Restaurant – 40 covers
- Event space- 60 covers
- Outside terrace- 40 covers

Owners Accommodation

- 3 bedroom flat

Service Areas

- Commercial kitchen
- Associated stores

TRADE

The Turnover and 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 drainage, gas, electricity and water are all connected to the property.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate will be provided upon request.

RATEABLE VALUE

Rateable Value is £45,000 (effective date 01/04/2023)

TENURE

The Heritable (Scottish equivalent of Freehold) interest of the property is being sold.

EXCLUSIONS

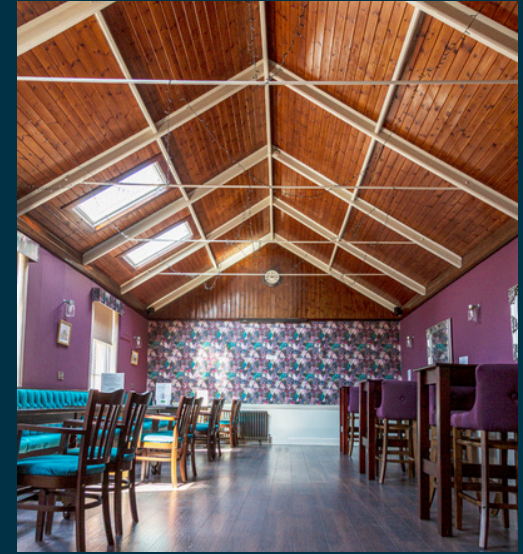
There are no exclusions in the sale.

FINANCE / BUSINESS MORTGAGES

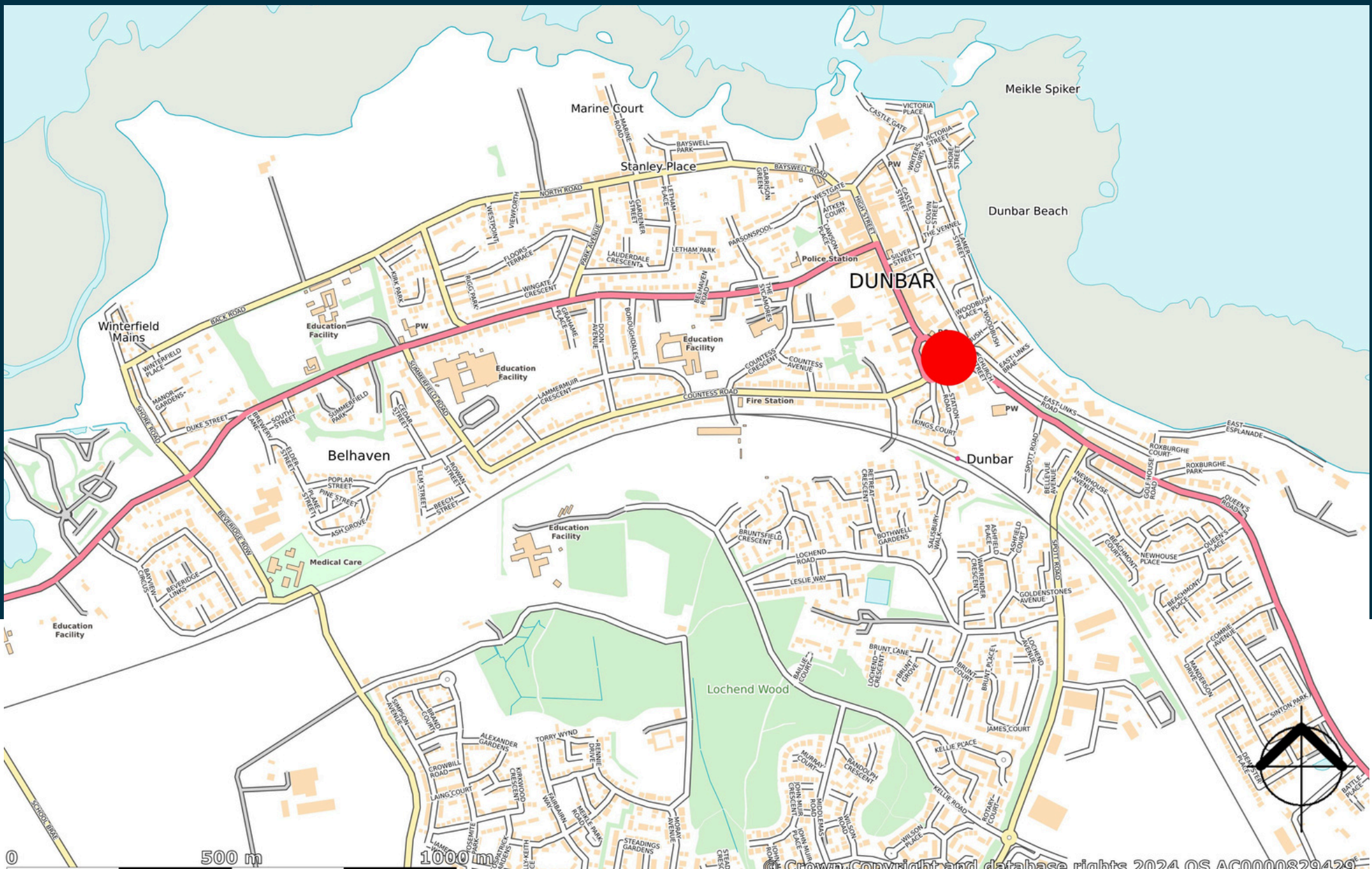
Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.











PRICE

Offers in the region of £650,000 are being invited for the heritable 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:



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



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



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.