

FOR SALE
HOTEL + LEISURE

Quaint Public Bar and Restaurant with Rooms For Sale

**GRAHAM
SIBBALD**



The Golf Tavern,
5 Bridge Street,
Haddington, EH41 4AU

- Offers in the Region of £359,000
- 5 en-suite letting bedrooms
- Stellar Reputation
- Successful Business with Established Trade



Restaurant



Front Façade



Letting Room



Public Bar



Public Bar



Commercial Kitchen

SITUATION

The Golf Tavern is located in the East Lothian town of Haddington. This is the main administrative, cultural and geographic centre for East Lothian. It is a very popular and affluent town located just off the A1 which passes by the north of the town.

The town has a resident population of some 9,000 people and strongly benefits from its position near to the Golf Coast with some of the best world famous golf courses nearby at Billan Archerfield Renaissance Upper Lady to name but a few.

The subjects are located on the south east part of Haddington within a mainly residential area, close to the River Tyne.

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

THE PROPERTY

The subjects comprise a traditional stone public house with accommodation over one principal floor under a multi-pitched slate covered roof. The property has been extended extensively to the rear with a large single storey flat roofed extension.

The semi-detached 3-bedroom house with integral garage and south facing garden adjacent to the Golf Tavern is currently on a separate Title, but under the same ownership. This is available under separate negotiation.

ACCOMMODATION SUMMARY

- 5 en-suite letting bedrooms
- Public bar with pool table and darts
- Restaurant (with dedicated bar) 80 covers
- Male, female and disabled WCs
- Commercial kitchen with stores

MEASUREMENTS

We estimate the subjects extend to the following approximate gross internal areas —

Floor	Sq M	Sq Ft
Ground	381.8	4,110

TRADE

The business is that of an owner operated small hotel and restaurant. Although, in recent years, the owners have been running the business under management as they develop a nearby hotel.

Recently, the current operating owners have stepped back into the business to ensure that standards and margins are maintained. The business offers a reasonably priced menu and is very well supported both locally and by residents. Offering a range of traditional public house dishes which are reasonably priced as well as a tapas menu for snacks or starters. Set menus are available during festive periods.

The five letting rooms are all available as either doubles or twins with zip and link beds. Rates range from £72.50 per night.

The Hotel has been awarded 3* by Visit Scotland and Best Bar None Gold award for 4 years in a row. Online reviews suggest that the pub, restaurant and rooms are very well received by consumers with an 8.6 Booking.com and the restaurant being rated as the number '2' restaurant in Haddington and number '1' bar in Haddington.

Accounts for the business show a healthy Turnover of £360,000 and will be shown to seriously interested parties following a formal viewing of the property.

STAFF

TUPE Laws apply.

LICENCE

The premises benefit from a Premises Licence under the Licensing (Scotland) Act 2005.



SERVICES

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

The Energy rating is G.

RATES

We are advised that the rateable value is £28,300.

TENURE

Heritable interest.

PRICE

Offers Over £359,000 are sought for the heritable 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 will be purchased at an additional price 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:



Martin Sutherland

Licensed Trade and Business Agent

martin.sutherland@g-s.co.uk

07768 704 203



Emily Hewitson

Hotel + Leisure Agent

emily.hewitson@g-s.co.uk

07795 518 627

ANTI-MONEY LAUNDERING (AML) PROCESS

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

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1. These particulars are intended as 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.
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