

FOR SALE
HOTEL + LEISURE



Dryfesdale Country House Hotel

Dryfebridge, Lockerbie, Dumfries and Galloway, DG11 2SF

Offers around £2,100,000

Feuhold

- Strategically located, highly profitable 29-bedroom country house hotel
- Close to Lockerbie with ease of accessibility to M74
- Fantastic range of restaurant, meeting and function facilities
- Separate 3-bed cottage; set in over 3.8 acres of private ground
- Established business — T/O c. £1.0m (net)

INTRODUCTION

The former manse, Dryfesdale, is blessed with a delightful elevated rural setting given open views of the surrounding countryside. Extensively refurbished, meeting the 21st century demands of the discerning traveller and customer the property has yet retained many of the attributes of a 19th century gentleman's residence.

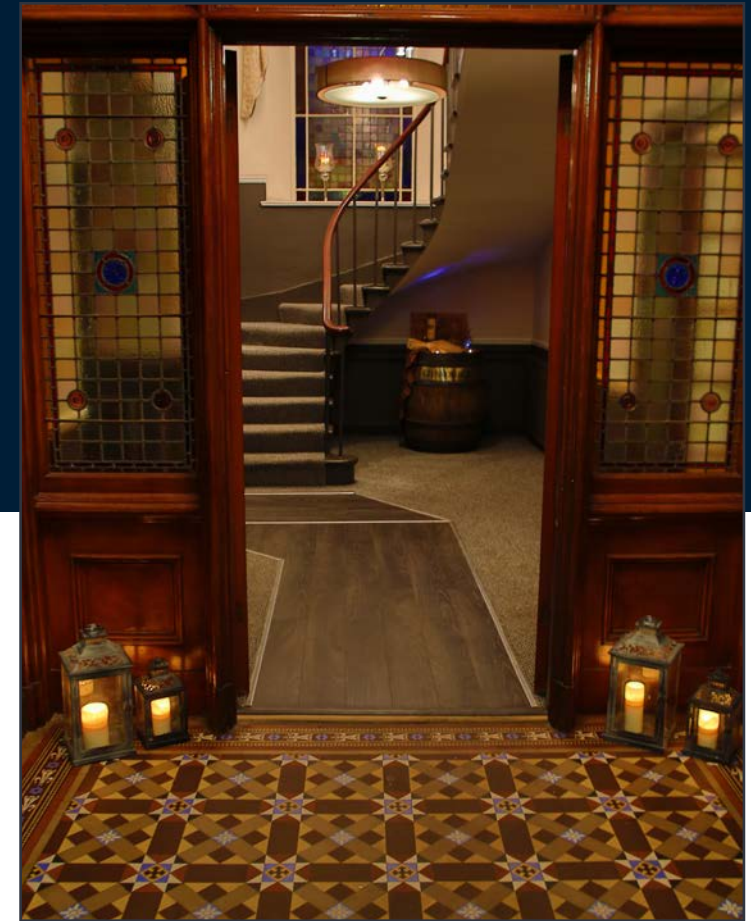
The hotel is located on the northern outskirts of the local town of Lockerbie — a busy town serving the local community — but it is the hotel's access from the M74 motorway that gives Dryfesdale Country House Hotel an edge; providing ease of accessibility to Edinburgh, Glasgow and Carlisle — an ideal venue for corporate meetings. With the hotel's strategic location it has an appeal to a wide cross section of custom, whether that be locally based, a wedding venue, or travelling visitors and tourists.

Other than the bedroom accommodation, the hotel provides a very useful range of meeting and conference rooms and cater for small

meetings and/or larger conferences and weddings. The seller has owned and operated the hotel since 2004 and, with the decision to sell, there is an excellent opportunity for new owners to acquire a well-established and profitable hotel in a popular location.

THE PROPERTY

The Dryfesdale Country House Hotel was originally a 2-storey mansion dating from the 19th century. The hotel has been significantly extended to provide the now ideal hotel accommodation.



ACCOMMODATION SUMMARY

A driveway from the public road rises and sweeps to the hotels front door with access via vestibule and main entrance hallway to:-

Public Areas

- Inner Reception Hallway with Reception Counter & Office behind
- Glenfarcas Lounge (20) with feature fireplace
- Manse Suite (30) — private dining / meeting room with private bar
- Glenlouis Suite (90) — function room in conservatory; with bar servery, dance floor & doors to gardens
- Kirkhill Suite (150) — the main restaurant and principle function suite; with bar servery

Letting Accommodation

29 Bedrooms to sleep 64

- 12 x Double
- 10 x Family
- 3 x Four Poster Bedroom
- 4 x Single

All rooms ensuite; all bath with shower over. One bedroom adapted for accessibility with wet room.

Service Areas

- Commercial Kitchen
- Chef's Office
- Wash-up & Prep Areas
- Dry Good Store
- Walk-in Fridge
- Portacabin Stores with laundry

Separate Cottage

Located at rear, the cottage is ideal for staff, owners or letting

- Lounge; Kitchen; 3 Bedrooms; Bathroom

Outside

- Approximately 3.8 acres of land — lawns and mature trees
- Patio terrace opposite main entrance
- Ample car parking



TRADE

Trading accounts pre Covid — y/e 30th June 2018 and 2019 — show turnover c. £1,000,000 (net of VAT).

Business in 2020 and 2021 was severely affected by the Covid restrictions but 2022, and forecast for 2023, are encouraging with turnover expected to exceed £1.0m (net), with an adjusted achievable EBITDA profit of c.£300,000.

Trading accounts will be made available to genuinely interested buyers, preferably after viewing the property.

STAFF

TUPE regulations will apply to all members of staff.

LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

WEBSITE / RATINGS

www.dryfesdalehotel.co.uk

TripAdvisor — 4.5 stars

Visit Scotland 4-star hotel

SERVICES

Mains water, electricity. LPG gas for cooking. Private drainage. Biomass boiler, installed April 2015, for heating and hot water. WiFi throughout.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Dryfesdale Country House Hotel — EPC Rating — F

Dryfesdale House Cottage — EPC Rating - E

The EPC is available upon request.

RATES / COUNCIL TAX

Dryfesdale Country House Hotel — Rateable Value (£55,750)(1st April 2017)

Dryfesdale House Cottage — Council Tax Band C





TENURE

Heritable / Outright Ownership Interest

PRICE

Offers around £2,100,000 are sought for the heritable interest in the property, the trade fixtures, fittings, furnishings and equipment, excluding personal items, 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.

EXCLUSIONS

Personal effects of the vendors paintings etc. Standard industry items held under rental, lease or lease purchase agreements.

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 the joint agents Graham + Sibbald or Smith & Clough. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the joint sole selling agents at the addresses below:

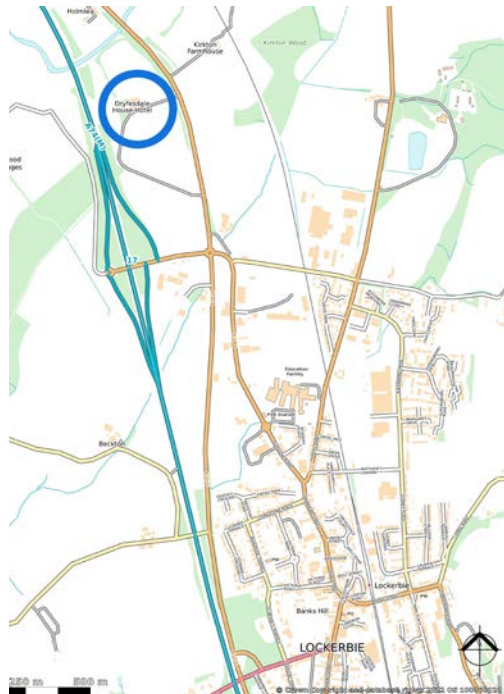
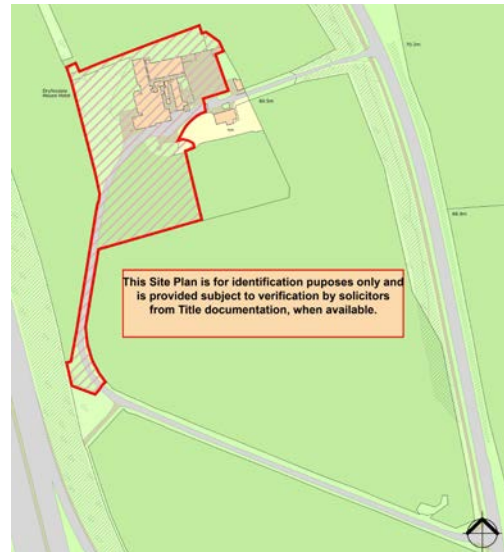
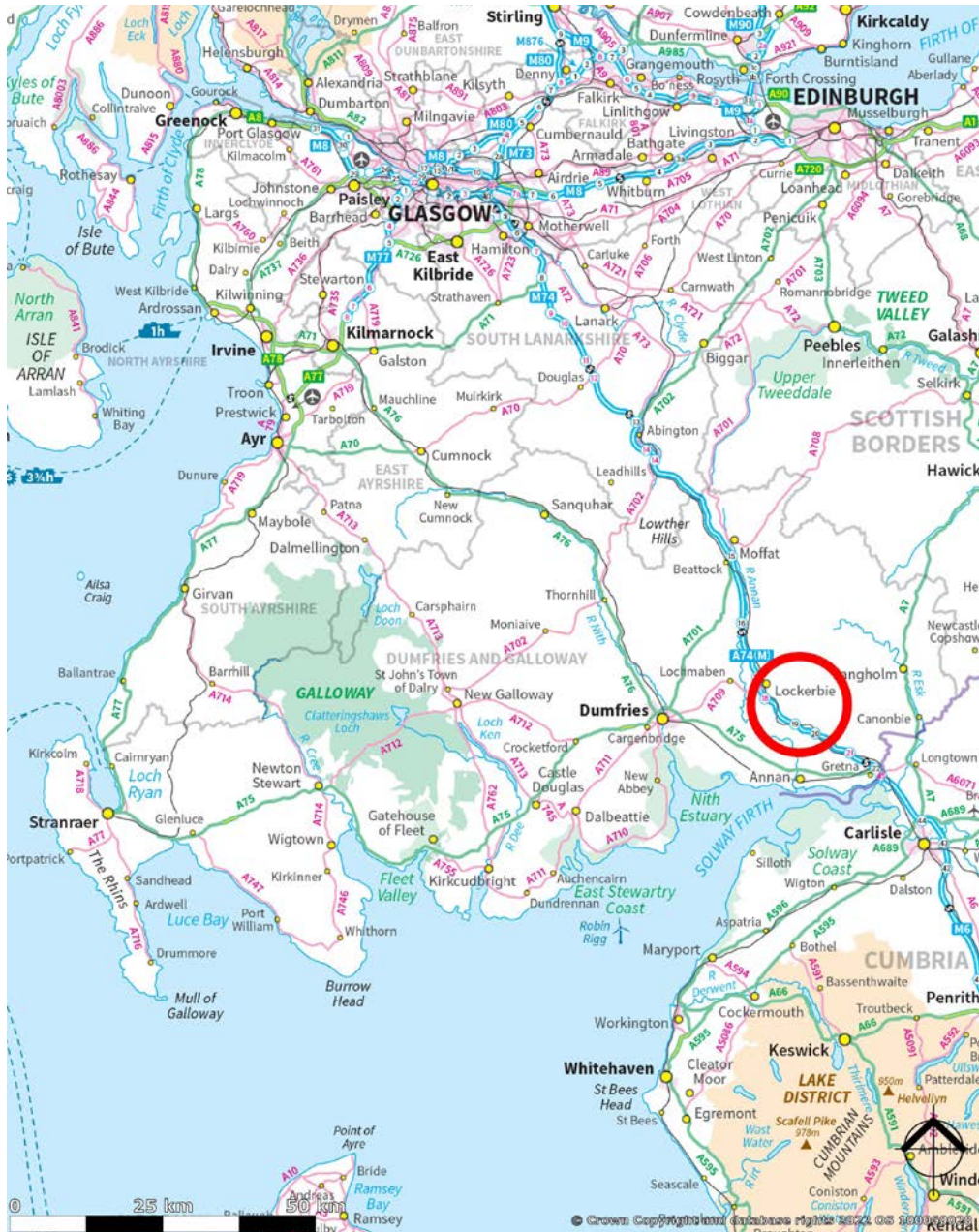
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Find out more at www.g-s.co.uk



For any queries or to arrange a viewing, please contact —



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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.

IMPORTANT NOTICE

- 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.
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- 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.
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- A list of Partners can be obtained from any of our offices.
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Find out more at www.g-s.co.uk