

FOR SALE

Delightful Destination Village Inn; Popular South West Scotland



The Steam Packet Inn

Harbour Row, Isle of Whithorn, Newton Stewart, Dumfries & Galloway, DG8 8LL

Offers Around £725,000 – 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**
- **2023 T/O in excess of £660,000 (net)**

INTRODUCTION

The Steam Packet Inn is located at the southernmost tip of the Machars Peninsula, in the Isle of Whithorn a small fishing village. Isle of Whithorn is one of the most southerly villages and seaports in Scotland, sitting around 3 miles from the separate village of Whithorn and about 13 miles south of Wigtown in Dumfries and Galloway. Whithorn is steeped in history with its strong association with St Ninian, Scotland's first saint, who brought Christianity to Scotland in 397AD.

For most of history, The Isle of Whithorn was an important transport hub as it was much easier to move anything by sea than land. The Steam Packet Company ran a regular ferry service between the Isle and Liverpool for passengers and cargo, alongside there was a multitude of smaller trading vessels working from the village. Fishing has of course been an integral part of village life over the years and visiting boats still regularly land here alongside locally based smaller vessels.

With the decline of the traditional industries, the village has become much more reliant on visitors and is now a busy tourist location with a season that runs from March through to the end of October. Due to the location the majority of the tourists (80%) come from England. In the village there are over 20 self catering properties for tourists and there are a number of caravan sites within a few miles. The hotel has also encouraged campervans to overnight in the village by opening up the field to the rear of the pub.

Alongside tourists the village is 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 licensed premises in the village. The other hotel in the village is also owned by the sellers but has been redeveloped as the Five Kingdoms Brewery. This brewery 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 also multi award winning as an outlet for real ale, and this has been further enhanced by the success of Five Kingdoms Brewery. 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 developing the brewery. This is a fantastic, maybe rare, opportunity to acquire a busy and profitable business; truly a destination, leisure Inn.

THE PROPERTY

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

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 shower; 6 x bath with shower over

All bedrooms are located on the first floor

Service Areas

- Commercial Kitchen
- Prep/Service Area
- Wine Store
- Beer Cellar
- Walk in Freezer
- Range of Stores
- Office
- Laundry

Outside

- Harbour side terrace (16)
- Small raised garden at rear with picnic tables (8)
- Car parking area at rear
- Third parties have a right of access over the road to the 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.

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 – 4.5

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

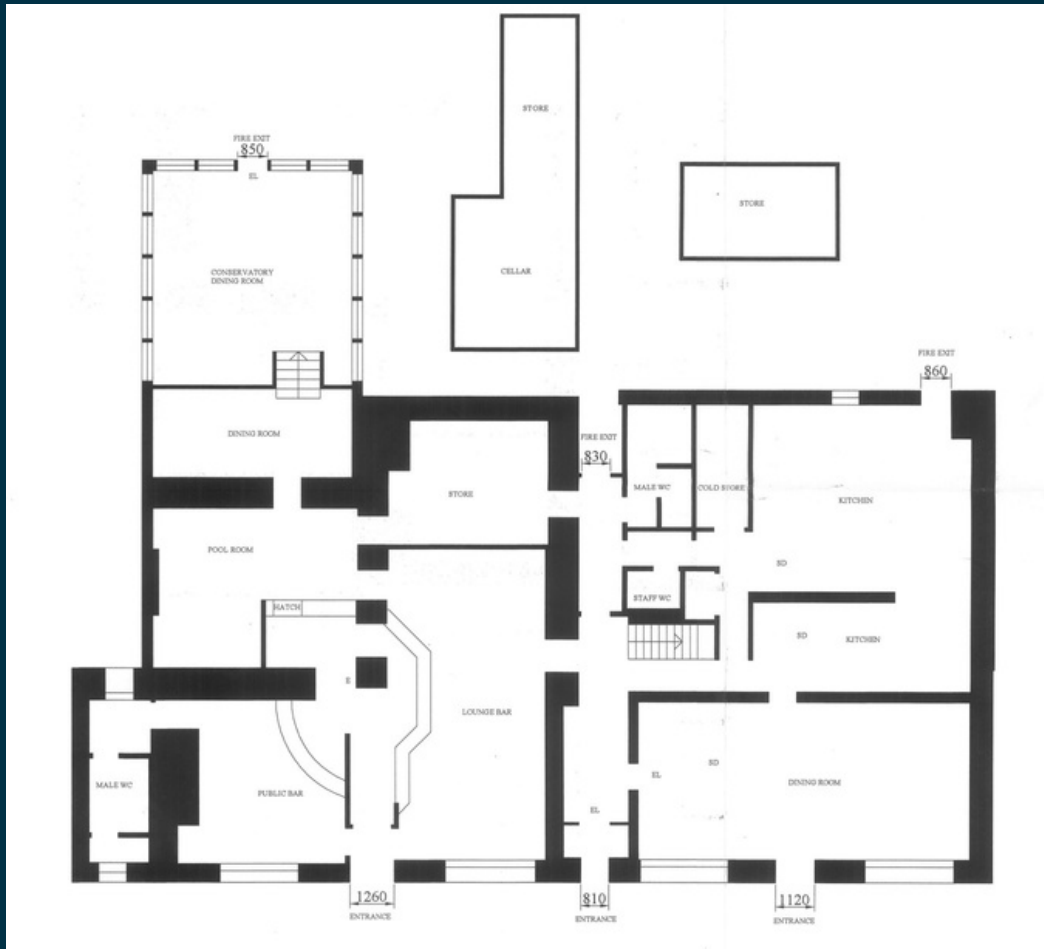


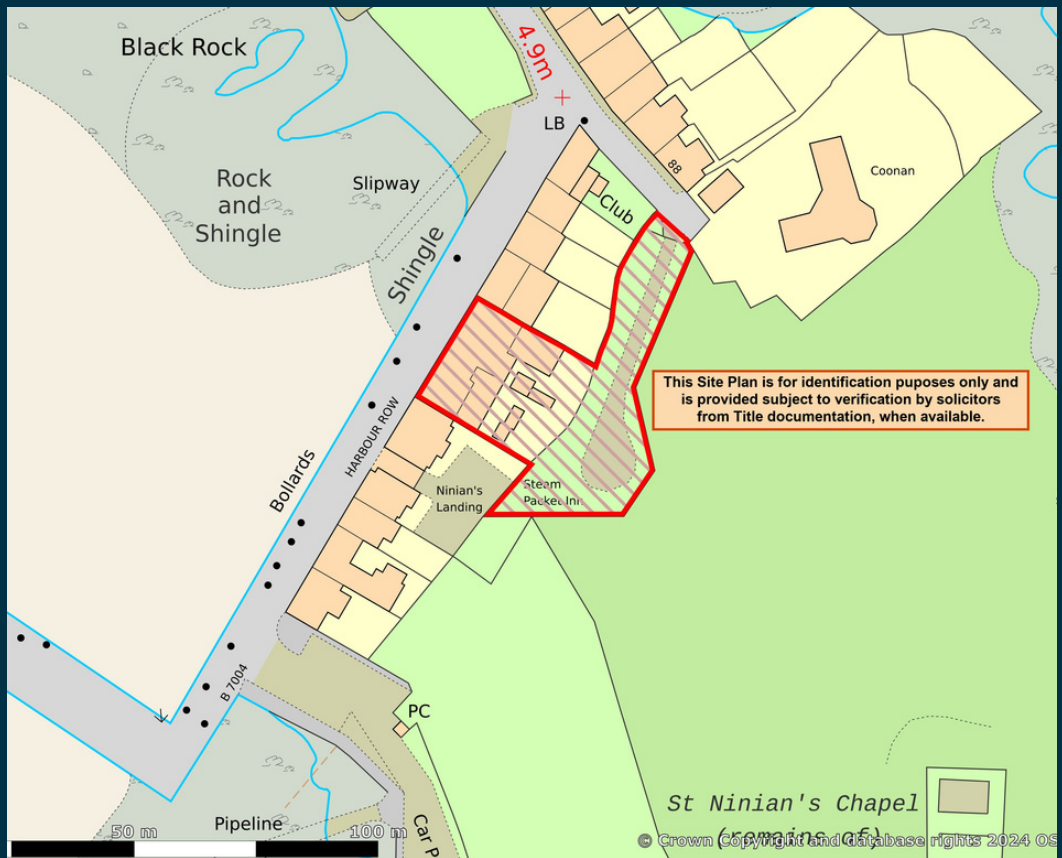
FINANCE / BUSINESS MORTGAGES

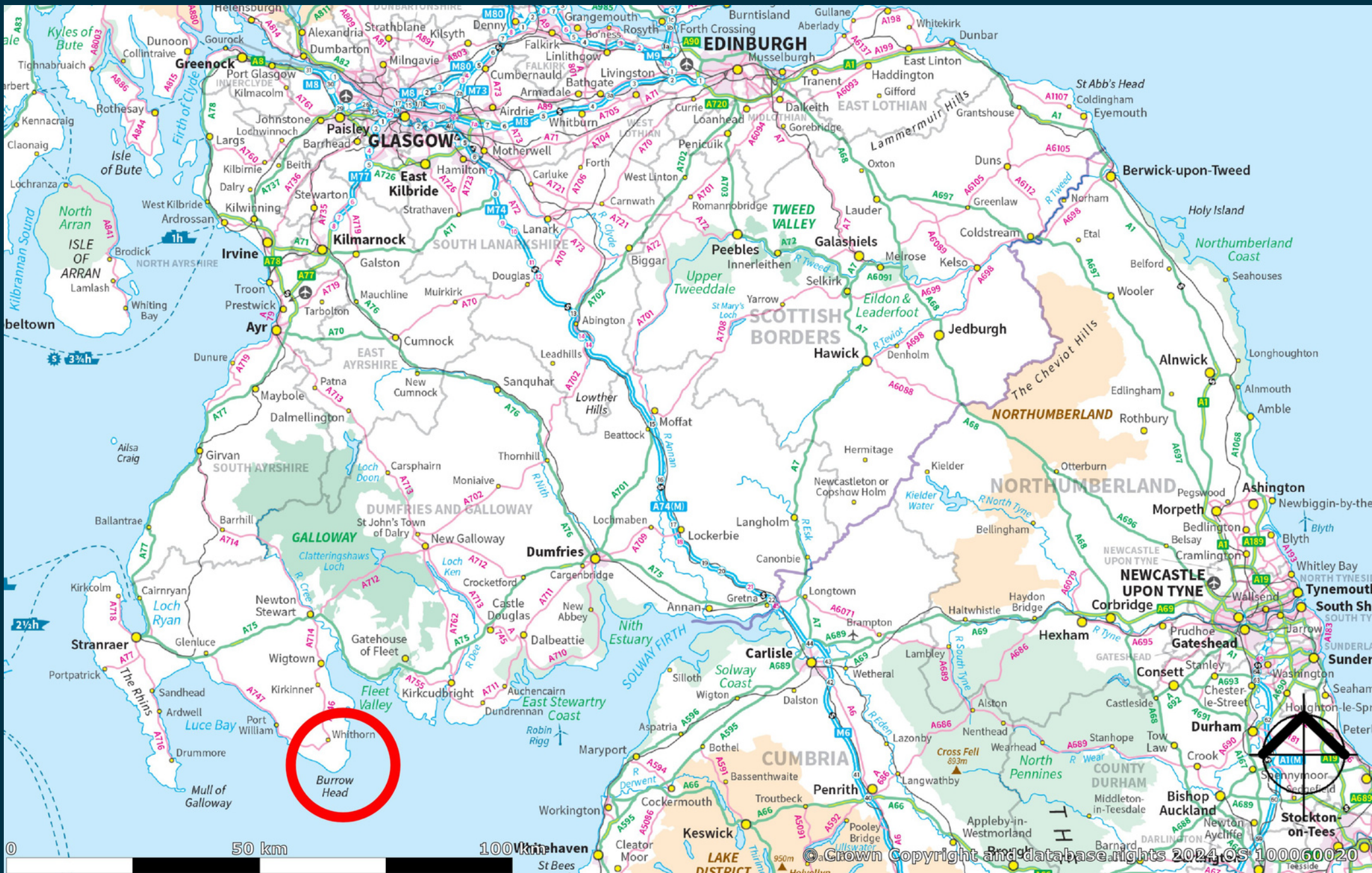
Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

EXCLUSIONS

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







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PRICE

Offers around £725,000 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

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



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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: MARCH 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.