



18 Newall Terrace | Dumfries | DG1 1LW

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18 Newall Terrace, Dumfries, DG1 1LW

- Popular Tourist Destination
- Period Property
- 12 Letting Bedrooms
- Fantastic Location
- Turnkey Business
- Opportunity For Expansion
- Freehold
- Large Function Hall

Summary

The sale of Aberdour Guest House is a rare and wonderful opportunity to acquire a stunning business and period property in a fantastic location. The business is exceptionally well performing and highly profitable even though it only operates to suit the needs of the owners. Viewing is highly recommended to appreciate the uniqueness and potential that Aberdour Guest House has to offer.

Situation

Dumfries town centre is attractive and reached within a short stroll and offers a combination of good shopping facilities and historic buildings. The town is also the home of a substantial college and university campus located within beautiful grounds overlooking the town and has three golf courses. A regular local bus servicing the town centre stops in the immediate vicinity. Further, afield Dumfries train station provides regular links to Glasgow and all points south, as does the bus station situated on the Whitesands by the river. There are regular and quick train connections to Edinburgh from the small town of Lockerbie, just a few miles away, which has a regular bus service with Dumfries. The M6 and M74 road networks are accessible nearby at Moffat, Gretna and Lockerbie. The surrounding area offers glorious countryside and historic ruins with easy access to the beautiful coast and a multitude of sporting and country pursuits including sailing, horse riding, mountain biking, fishing, golf and fine coastal and woodland walks.





The Business

Aberdour Guest House is a popular guest house offering accommodation in a truly popular location and with a large function hall for an additional income. The business has been run by the current owners for a considerable period. It is a genuine lifestyle business that is run to suit the requirements of the owners.

There is high demand throughout the year with tourists in the summer months exploring the attractions that the market town has to offer and contractors checking in throughout the winter months. Aberdour Guest House is owner operated. Rooms are let on a B&B basis. All letting rooms are en-suite or offer private facilities.



New owners will have an excellent opportunity to dramatically increase revenues. There is a strong demand for a further food offering and new owners could potentially offer lunches and evening meals.

The guest house benefits from a good mix of new visitors and repeat trade, with a core market of tourists exploring Scotland by car and visitors from south of the border en-route to the Scottish highlands.

Property

The property is offered in true walk-in condition with all rooms fully furnished and decorated. Entering through the front door, visitors are welcomed by a long reception hall with stairs leading to the first floor. On the ground floor there is a large function suite, guest lounge, dining room, commercial kitchen, reception area, private owners lounge and ladies and gents' facilities. Stairs leading to a basement which offers a large storage area.

The staircase from the hall leads to the first floor where there are 9 letting rooms each with en-suites or private facilities and a further 3 letting rooms on the 2nd floor.

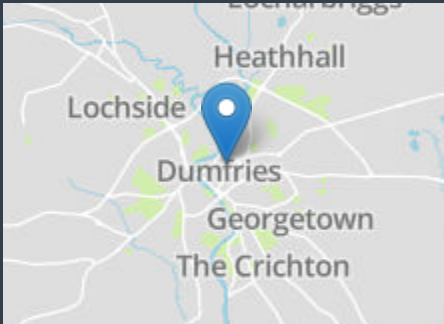
External

Aberdour Guest House is prominently located and within a short walk to Dumfries train station, at the front of the property is a spacious carpark.









Inventory

An inventory will be compiled to detail all items of a personal nature excluded from the same. This will be available to all parties wishing to offer.

Trading Figures

Aberdour Guest House is a very successful bed and breakfast that currently trades beneath the VAT threshold. It is a highly profitable business that is run to suit the needs of the owners. Full trading information will be released after formal viewing has taken place.

Tenure

The property is held on a Scottish equivalent off freehold.

Services

Mains Electricity, Gas, Oil, Water and Drainage



All appointments to view this or any of our other properties must be made through the vendors sole agents:



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.