



CALEDONIAN HOTEL

67 ANNAN ROAD • DUMFRIES • DG1 3EG

Smith &
Clough
BUSINESS ASSOCIATES

CALEDONIAN HOTEL

- Reputable 8 bed family-owned hotel
- Open plan/split level lounge bar/restaurant & dining area
- Function Room with separate bar (busy with funerals)
- 4 Bed detached bungalow (letting/staff/owners)
- Prominent trading location close to all amenities
- Restaurant currently not trading
- Ideal opportunity for a family/chef proprietor
- Huge potential to increase trade levels

Freehold
Offers in Region
£550,000



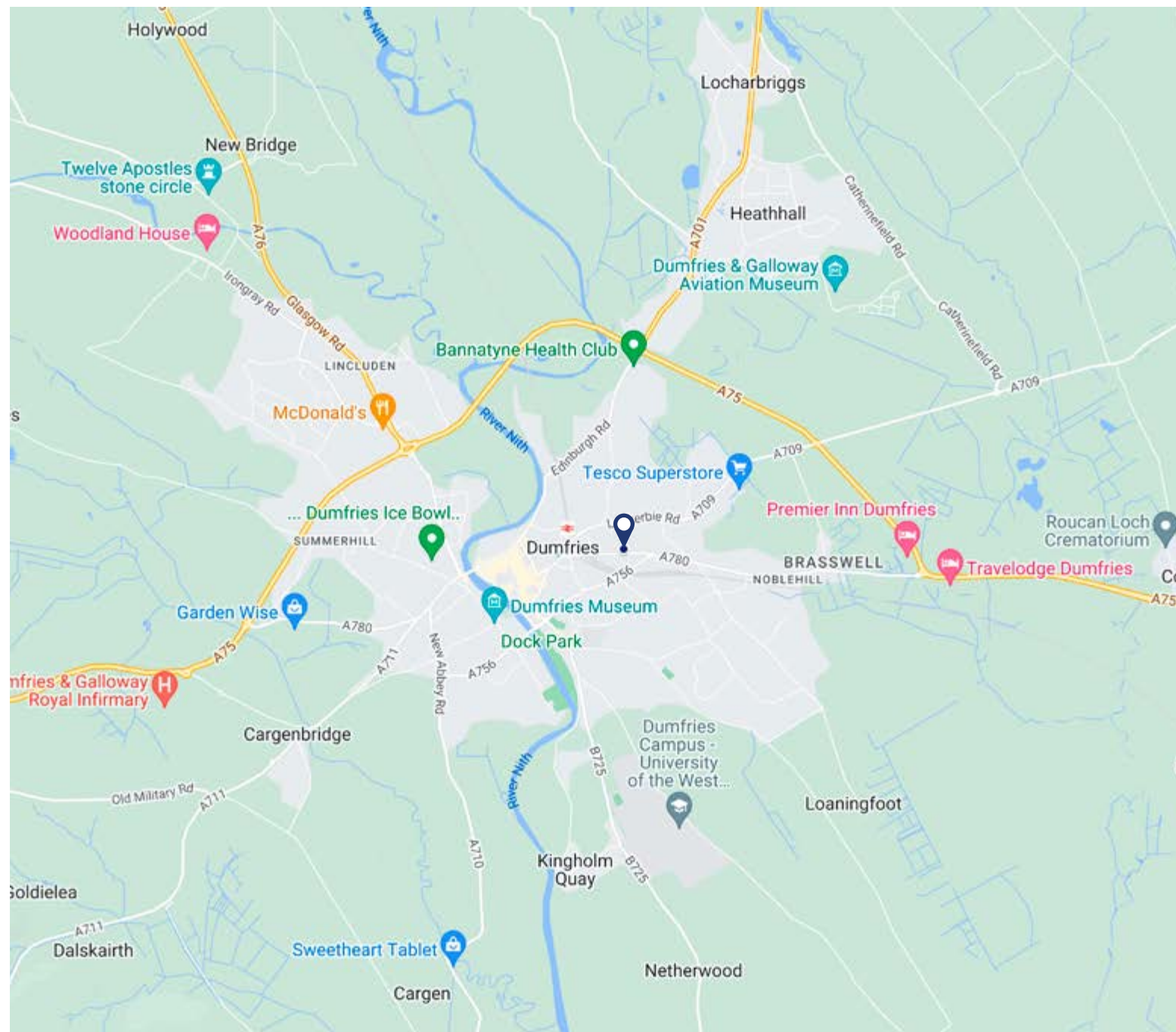
LOCATION

The Caledonian Hotel occupies a prominent trading location on Annan Road, leading into the heart of Dumfries town centre and close to all local amenities.

Dumfries town centre has an abundance of local amenities and public transport link, giving easy access to both North and South of the border. Annan Road is one of the main roads into Dumfries bringing a lot of passing traffic in and out of the town, which an abundance of pubs, restaurants, and retail shops, all within close proximity to the hotel along with the DG1 Leisure Complex and Dumfries Train Station.

Dumfries is the administrative centre for the Southwest of Scotland and has a population of approximately 30,000, which is supplemented during the main summer months. The high level of tourists, day trippers and groups such as coach and garden tours are attracted by the stunning scenery, Solway coast and the wealth of outdoor pursuits including golf with a total of 19 golf courses all within easy reach. Other activities include sea and trout fishing, shooting and stalking, hill walking and of course mountain biking on 7 Staines mountain bike trails.

Dumfries is located approximately an hour and a half from Glasgow and easily accessed from the A75 which runs from Gretna to Stranraer, connecting the M74 with the A77 travelling up the Ayrshire coast.



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THE PROPERTY

Split over two floors this well-located property sits back from the road, offering ample private parking to the front and extensive ground/ carpark to the rear.

Constructed of red sandstone under a pitched roof with a flat roof extension to the front, in keeping with the sandstone façade. Presented well both internally and externally, our client purchased the hotel in November 2015. To the rear of the hotel sits a substantial detached bungalow which could be used for further letting, staff or as an owner's accommodation.

INTERNAL DETAILS

From the car park, you are instantly met by a brightly decorated welcoming reception hallway/desk which gives access to all public areas and the staircase leading to the bedrooms on the first floor.



LOUNGE BAR & RESTAURANT

Located to the right-hand side of the reception hall is a well-presented open plan/split level dining/bar area, which leads through from an additional dining space (c.64 covers). Presented to a modern standard the lounge bar incorporates a feature bar servery with tiled flooring and a flat screen TV and leads directly into the restaurant. Offering covers for approximately 64 the restaurant is a bright open space with ample natural light, freestanding tables and chairs set upon carpet flooring.

Access is given directly into the kitchen.



FUNCTION ROOM

Located to the left-hand side of the reception is a bright function space which has its own bar servery to the rear. Presented well throughout and in keeping with the overall design of the hotel's other public areas, offering covers for 100.

Popular with funerals the hotel did in excess of 200 last year.

LETTING ROOMS

Each of the 8 e/s bedrooms are located on the first floor and comprise two family rooms, two doubles, two twins and two singles. The rooms are all presented to an exacting standard to that of the hotel and offer TV and tea and coffee making facilities.

BALMORAL COTTAGE

Situated to rear of the carpark at the back of the hotel, Balmoral Cottage is a detached 4-bedroom bungalow which could be utilised for staff/owners' accommodation.

The property is currently used as a separate letting business in conjunction with the hotel.

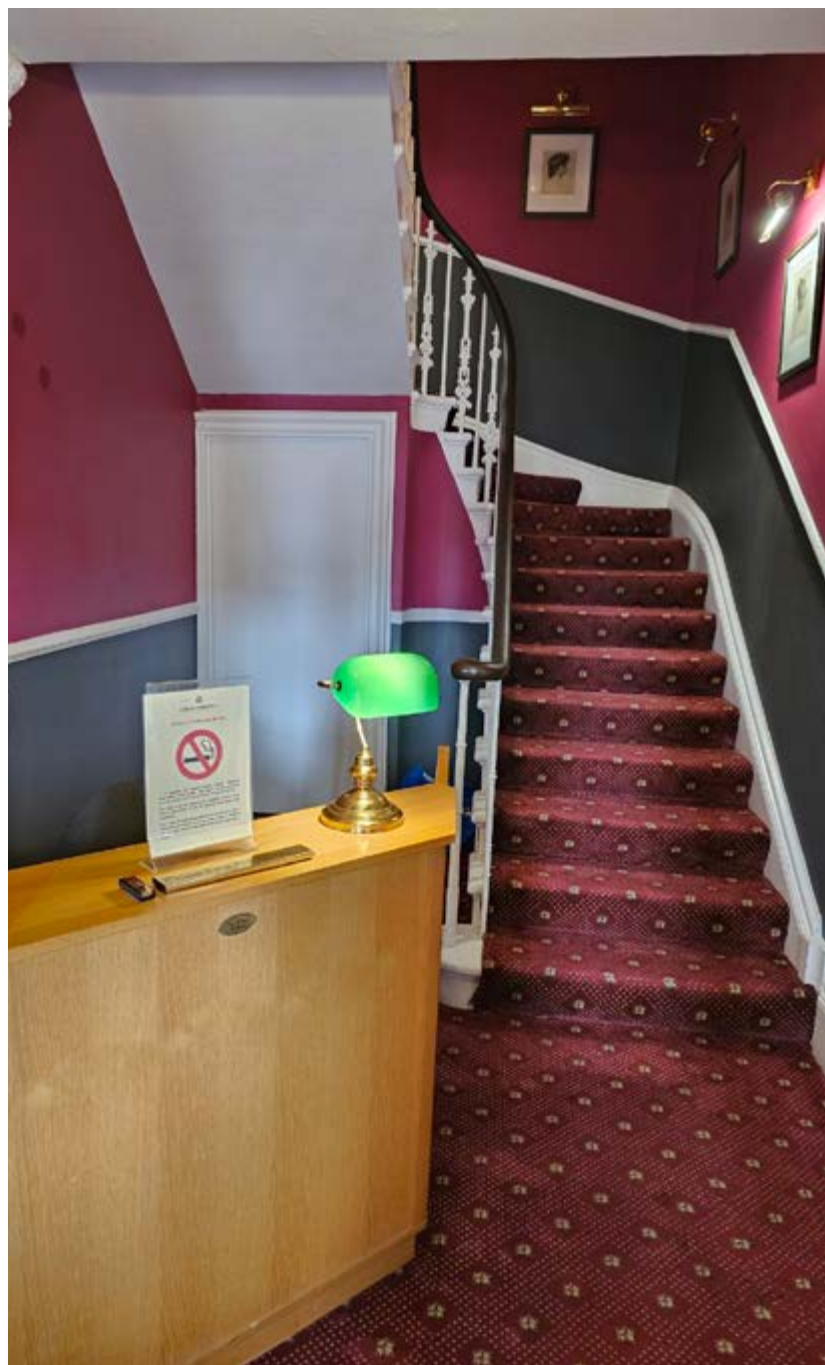
Comprising 4 bedrooms, bathroom, kitchen and living room, however it could be converted to offer 2 further rooms (give 6 in total for letting)

EXTERNAL

The property occupies a large site offering an abundance of private parking to the front and rear with displayed spaces, there is also a monobloc seating area to the front.

ANCILLARY AREAS

Kitchen
Ample Storage throughout
Cellar
Toilets (Lounge bar/restaurant)
Toilets (Function Room)



THE BUSINESS

Previously known as the Moreig Hotel, the property was purchased by our clients in 2015.

With its prominent location on Annan Road the business benefits from repeat tourist/commercial business and has established itself well for hosting smaller functions, in particular funerals. In the last year the hotel carried out in excess of 200 and has a good relationship with the surrounding businesses.

The hotel is run very much to suit our clients' own requirements and offers an excellent opportunity for trade to be increased, should a new owner wish to do so. It is thought that this opportunity would be ideal for a chef proprietor as the hotel no longer serves food and only does breakfast for guests and function buffets, running the business very much on a B & B basis, with regular functions every week.

The bar opens each day from 1pm to 11pm Sunday to Thursday and 1pm to 1am on a Friday/Saturday.

Dumfries is a popular trading location and benefits greatly during the main tourist months and in order to fully appreciate the opportunity that the Caledonian Hotel gives, a viewing would be strongly advised.

TRADING INFORMATION

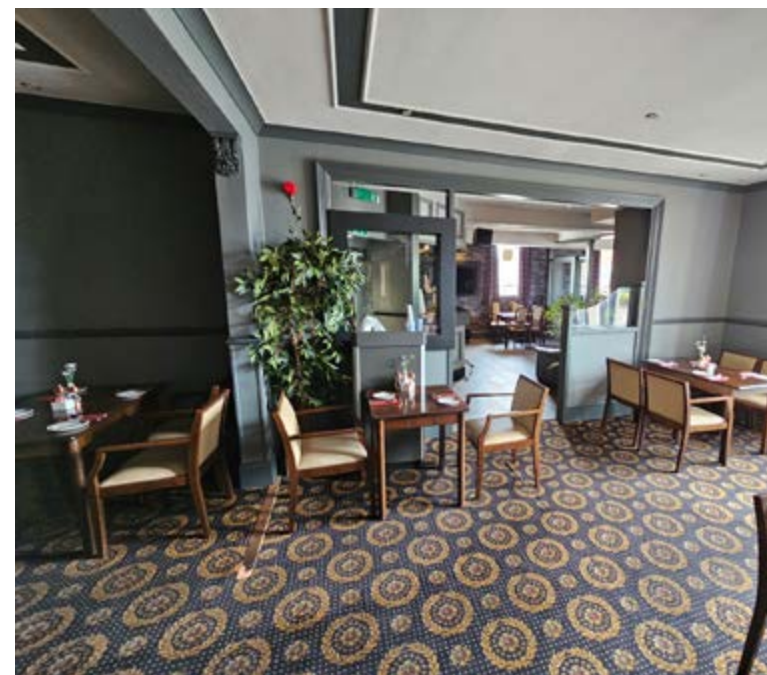
Full accounting information will be given to seriously interested parties after formally viewing the property.

BUSINESS RATES

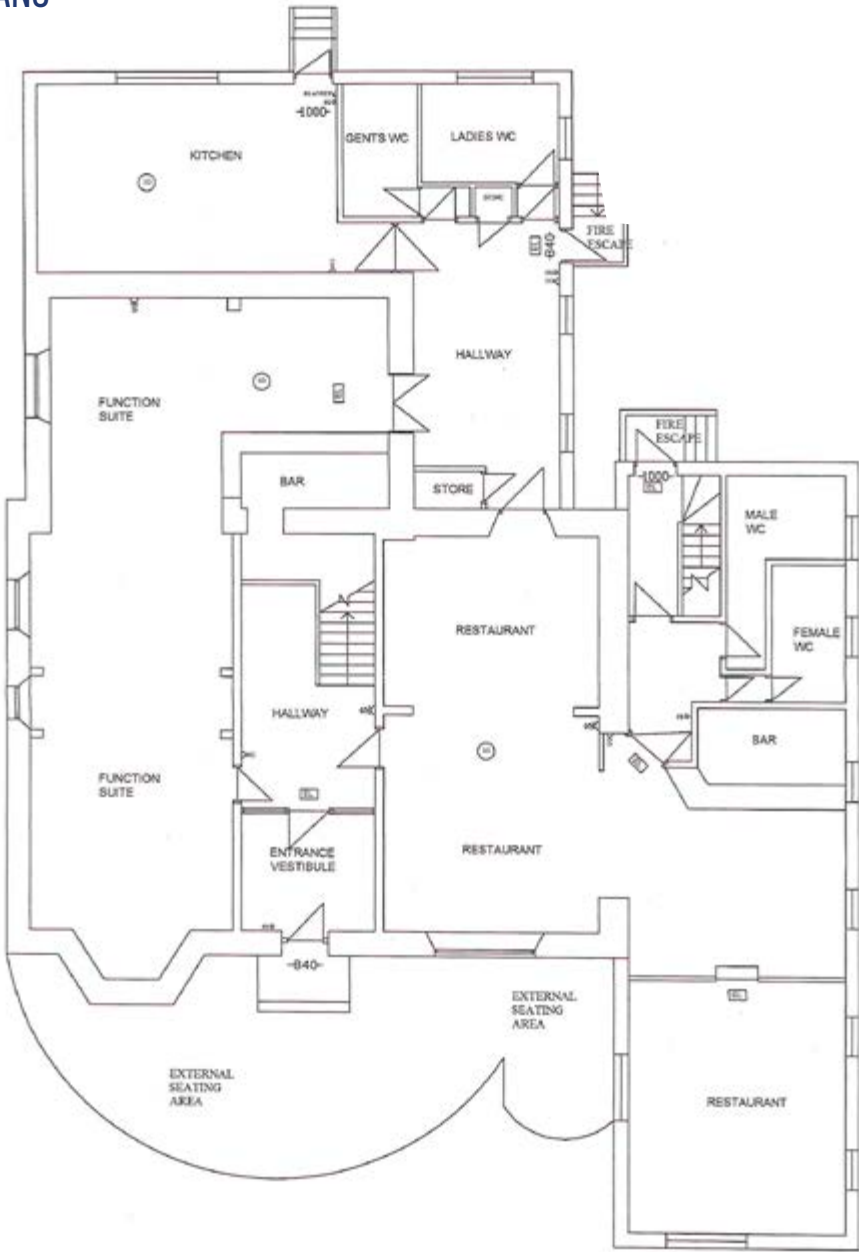
The subjects are entered onto the current valuation roll as having a rateable value of £22,700 effective from 1 April 2023.

LICENCES

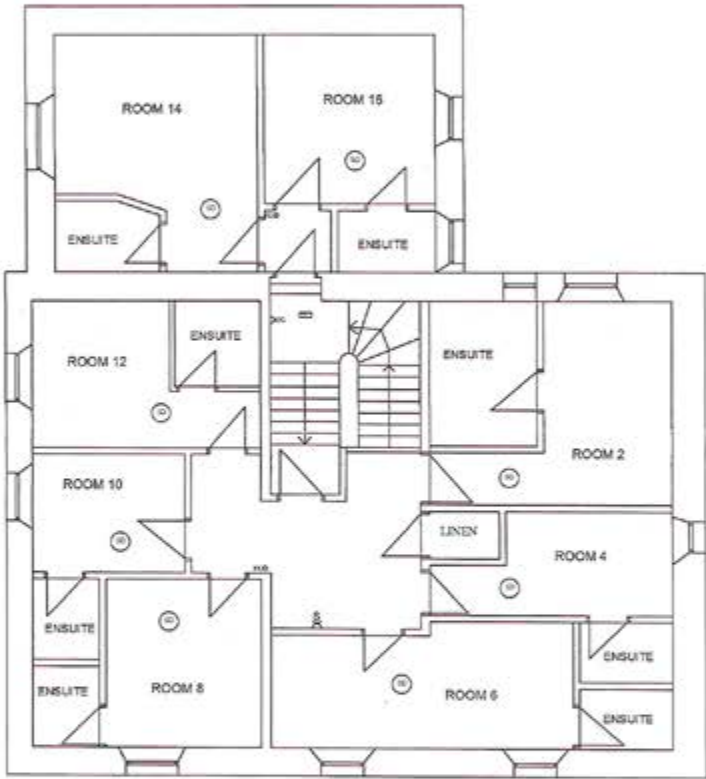
The business trades with the benefit of a full premises licence.



FLOOR PLANS



SD	SMOKE DETECTOR
FS	FIRE ALARM SOUNDER
EL	EMERGENCY LIGHT
FBG	FIRE ALARM BREAK GLASS
FE	FIRE EXTINGUISHER





BALMORAL COTTAGE

PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

DATE OF PUBLICATION OCTOBER 2023

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EPC

A copy of the Energy performance Certificate is available upon request. The rating is F.

AML

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

VIEWING & FURTHER INFORMATION

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