

DOUGLAS ARMS HOTEL, 200-206 KING ST CASTLE DOUGLAS, DG7 1DB



ICONIC HOTEL INVESTMENT OPPORTUNITY





## EXTENSIVE CORNER HOTEL, BAR, RESTAURANT & FUNCTION SUITES WITH PRIVATE PARKING

- Extensive Corner Hotel with Restaurant & Bar
- Private Car Park
- Iconic Borders Hotel
- Let on FRI Lease
- Passing Rent: £30,000p.a
- Fixed Increase In Yr 4 To £32,000p.a
- Review In 5th Anniversary
- £325,000







## LOCATION

Castle Douglas is a town of around 4,200 persons approximately 18 miles south west from Dumfries in rural Dumfries and Galloway and benefits from an expanding tourist industry, tourists being attracted into the area because of the easy access to the Solway Coast and the Galloway hills. It lies west of the town of Dalbeattie (6 miles) and east of Gatehouse of Fleet (14 miles).

The hotel is situated at the corner of King Street and St Andrew Street opposite the clock tower in a secondary trading location in Castle Douglas town centre.

## SUBJECTS

The Douglas Arms Hotel is understood to be over 200 years old and a former coaching inn. It comprises a substantial and extended corner 2 storey painted stone property under pitched and slated roof, the hotel being laid out to offer 23 upper floor bedrooms (only 11 in use) and large ground floor, sectioned to provide corner restaurant (with side lounge), and public bar (accessed from St Andrews Street). There are two meeting/small function rooms, and a large 80 cover rear function suite (Stewart Room) situated to the rear of reception desk.

There is a private 3 apartment managers flat on the first floor. At the rear is a detached 2 storey red brick building which is not being used due to suffering fire damage around 2006. Next to this is a sheltered, walled external seating/drinking area. Attached to the red brick building is a steel framed industrial styled canopied roof over approximately 15 car parking spaces, accessed via a pend off King Street or from the rear from Cotton Street.

### Investment

The subjects are let on a new head with the following salient points:

Tenant: Thistle Retail Ltd

Term: 1st June 18' - 31st May 28'

Passing Rent: Years 1-3 £30,000p.a  
Years 4-5 £32,000p.a

Review: 5th Anniversary

Further: The tenant has extensive experience within the hotel & leisure industry having operated several hotels on behalf of a large chain. The tenant has invested personal sums by way of renovation and upgrading the areas with further renovations scheduled into 2019.









## PROPOSAL

Our client is offering their freehold interest in the subjects for £325,000 representing a Gross Reversionary Yield of 9.85%

## V.A.T

Prices quoted are exclusive of V.A.T

## E.P.C

Available on request

## LEGAL

Each party shall bear their own legal costs incurred during the transaction

## DOCUMENTATION

Copies of the lease & title are available on request.

## VIEWING

By appointment only



Jas Aujla  
Will Rennie

TSA Property Consultants  
50 Darnley Street, Pollokshields,  
Glasgow G41 2SE

T: 0141 2374324  
E: [info@tsapc.co.uk](mailto:info@tsapc.co.uk)

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