

FOR SALE

Hotel / Re-Development

Monreith Arms, 3 The Square, Port William, DG8 9SE

PRICE REDUCED



- Substantial 4 storey building
- Coastal village location
- Non-Listed Building
- Located in Conservation Area
- 10 en-suite letting rooms
- Public bar & lounge bar
- Large function space
- Two bedroom managers flat
- Offers Around £75,000

VIEWING & FURTHER INFORMATION:

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LOCATION

PORT WILLIAM is an attractive coastal village overlooking Luce Bay, located towards the southern tip of the Machars Peninsula in the Dumfries & Galloway region of South West Scotland.

The village lies on the A747 coast road and is situated around 12 miles south of the A75 Stranraer-Dumfries-Gretna trunk route. The larger towns of Wigtown and Newton Stewart lie to the north, 11 miles and 17 miles distant respectively.

The Northern Ireland ferry port at Cairnryan is approximately 25 miles to the north west.

The Monreith Arms occupies a prominent position within the heart of the village, where off-street parking is available. The property is located a short distance from the harbour area and adjacent to Maxwell Park.

Whilst the village is essentially residential in character, nearby commercial occupiers include a convenience store, local traders and restaurants / coffee shops.

DESCRIPTION

The subjects comprise a detached hotel, arranged over basement, ground, first and attic floors.

The main building is of stone construction, surmounted by a pitched and slated roof with dormer projections. There is a substantial extension at the rear which is formed in brick walls under a system of flat roofs.

The main entrance is via the front vestibule whilst the public bar has its own external entrance door, located to the left hand side of the property.

The property occupies a modest site with a delivery yard adjacent to the kitchen and a courtyard area at the rear.

APPROX. GROSS INTERNAL FLOOR AREAS

Hotel	759.09 m ²	8,149 ft ²
Cellarage	141.76 m ²	1,526 ft ²
Flat	106.46 m ²	1,146 ft ²
Total	1,005.31 m²	10,821 ft²

ACCOMMODATION

Ground Floor

Entrance Vestibule, Reception, Lounge Bar, Public Bar, Function Room with Bar Area, Kitchen, Pantry, Office & Various Toilet Facilities

First Floor

Seven en-suite letting rooms

Attic Floor

Three en-suite letting rooms

Manager's Flat

Living Room, Dining Room, Kitchenette/Utility Room, Two bedrooms, Bathroom with WC

In addition to the above, cellarage space is provided at basement level together with the boiler room.

SERVICES

Mains water, electricity and drainage. The subjects are part served by an oil fired central heating system. The kitchen is fed by bottled gas.

RATING ASSESSMENT

RV - £16,200.

Council Tax Band (Managers Flat) - A

PLANNING INFORMATION

The property was formerly operated as a licensed hotel. Whilst it could be refurbished for the same use there is also scope for redevelopment into residential use, with the possibility for a number of dwellings, subject to obtaining necessary Local Authority consents. Interested parties are advised to make their own enquiries direct with Dumfries and Galloway Council regards change of use.

LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the purchaser will be responsible for LBTT, registration dues and VAT where applicable to any letting.

VALUE ADDED TAX

The incidence of VAT in respect of the property is to be confirmed.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: G

A copy of the EPC is available on request.

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