

ROYAL HOTEL, 50 ST CUTHBERT ST, KIRKCUDBRIGHT, DG6 4DY

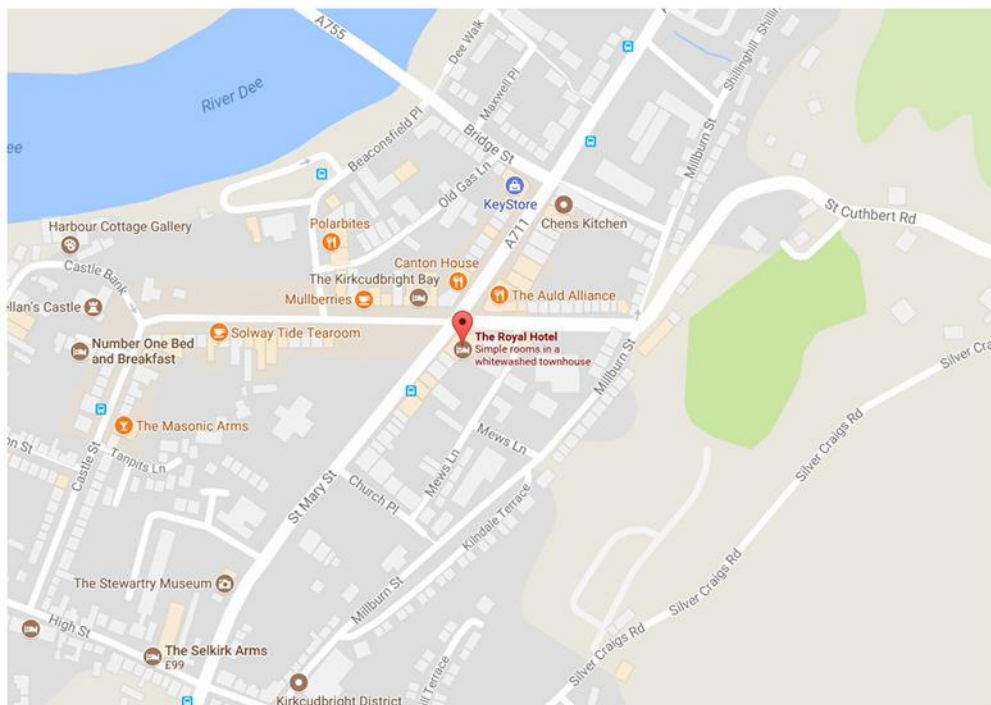




PROMINENT TOWN CENTRE HOTEL CLOSE TO KIRKCUDBRIGHT YACHT CLUB

- Prominent Corner Position
- 3 Storey Hotel with Bar, Function Suite & Restaurant
- Prime Development Site
- Rates Exempt
- Staff Quarters
- Free of Tie
- £350,000





LOCATION

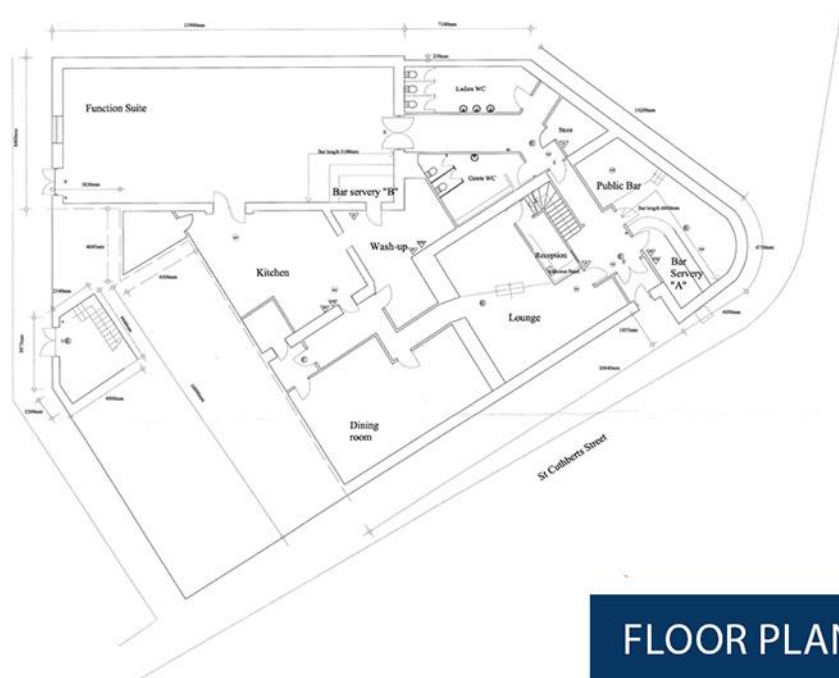
Kirkcudbright is a county town in Kirkcudbrightshire within Dumfries and Galloway Region lying southwest of Castle Douglas and Dalbeattie at the mouth of the River Dee, some 4 miles from the Irish Sea on the north Solway shore. This harbour town has a local population is around 3,500.

The town which has an active fishing fleet and is renowned for its artistic connections, with small art galleries and a museum that stage exhibitions throughout the year. The Royal Hotel sits in the centre of Kirkcudbright in a Conservation Area on a prominent corner site overlooking the junction of St Mary Street (A711) and St Cuthbert Street. The A711 is the main trunk road through the town, connecting with Castle Douglas 10 miles north east. This is one of the primary junctions in the town and diagonally opposite is the Kirkcudbright Bay Hotel, and some local offices and shops.

SUBJECTS

The Royal Hotel comprises a substantial corner situated 3 storey painted ashlar stone structure traditionally built structure under pitched and slated roof, primarily fronting St Cuthbert Street but occupying the upper floors on St Mary Street. It was built c. 1860, is Category C listed and designated part of the property recorded as 35 & 37 St Mary's Street, Royal Bank of Scotland and Royal Hotel. On the ground floor it provides a traditional corner situated public bar, a lounge/games room, dining room (40 covers), and rear function suite (120). On the upper floors are 17 en-suite twin/double/family bedrooms, although only 8 are in use as the others require upgrade. There is a commercial kitchen although not presently in use. Also on the second floor is a 2 bedroom managers flat with living room and kitchen.

The subjects benefit from separate private apartment dwelling with dedicated access. The subjects would lend themselves to a variety of uses such as divisional works to form 2/3 individual units with potential for residential dwellings at 1st & 2nd floors.



FLOOR PLAN







NAV/RV

The subjects have been assessed and entered onto the valuation roll with the following NAV/RV of **£9,750**

PROPOSAL

Our client is offering the subjects on a leasehold basis on a new full repairing and insuring lease for a negotiable term for £30,000p.a.x. Incentives for leasing the subjects are available subject to terms and conditions.

PRICE

The subjects are available on a freehold basis for £350,000

V.A.T.

All prices and premiums quoted are exclusive of V.A.T.

VIEWING

Viewing can be arranged via the sole marketing agents

PLANS

Full floor plans are available on request.



Jas Aujla
Will Rennie

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