



The Douglas Hotel, High Street, DG13 0DH

Guide Price £320,000

C&D Rural

The Douglas Hotel

- Well Established Family Run Hotel
- Pub & Restaurant/Function Room
- Fully Fitted Commercial Kitchen
- 4 Ensuite Letting Rooms
- Owners 2 Bedroom Accommodation With Lounge and Office
- Beer Garden
- Price Includes Fixtures, Fittings & Goodwill

An excellent opportunity to purchase a well-established family run hotel with four lettable rooms, public bar and restaurant in the popular town of Langholm.

Council Tax band: N/A

Tenure: Heritable

EPC Rating: E

C&D Rural



A unique opportunity to acquire a well-established family owned hotel which has been run by the same family for the past 22 years . Situated in the pleasant town of Langholm, this pub & restaurant is popular with locals and travelers, specifically known for its excellent home cooked, locally sourced food and it is also popular with guests looking to stay in the local area.

Internal Details

Entry to the hotel is from the high street, a prominent position on the A7 which means it can't be missed by passing trade. The front door opens to a ground floor lobby with stairs leading to the reception on the first floor and onwards to the letting rooms. This entrance is primarily used for hotel guests and customers who would like to eat in the restaurant located at the rear of the building. There is a separate door on the high street for accessing the public bar which is very popular with locals and often the bar is filled to the brim when there is live music playing on a Saturday night. The main bar is nicely decorated, with wall fitted benches and tables and stools. There are two wall mounted tvs, a pool table and behind the bar, a selection of 8 draught beers and gin/whisky shelves. The Douglas Hotel is also a venue for the Sunday Pool League and Langholm Legion Football Team, whom they sponsor.



The restaurant has space for 34+ covers at a time and for ease, has its own separate bar for drinks. There is further seating for 16 in the function/breakfast room.

There is a fully fitted commercial kitchen comprising two large chef fridges, commercial gas range with six ring gas stoves and gas grill above, five lincat deep fat fryers, preparation corners with preparation fridges. At the back of the kitchen is a prep area where the desserts are usually prepped and two large sinks with a commercial dishwasher. There is a boiler room with two washing/drying machines and two large hot water tanks. The building is on a split heating system. There is a staff toilet on the first floor and customer toilets on the ground floor.

Cellar access is through a ground floor door. There is a hatch to the rear yard for beer delivery. The cellar is used for storing drinks, wine, draught beer, fresh and perishable foods. There is also a potato peeling machine and electrical chip cutter. Located to the rear is a walled beer garden with several tables and benches. The beer garden is mostly decked and is South facing. At the front of the property across the road there is a public car park for guests. At the rear of the property is a small piece of land which can be accessed from Armstrong Court.



Letting Accommodation

Located on the second and third floor are four ensuite letting rooms which have been finished to a high standard. We are advised that the current room rates are price (including B&B):

Room 1

Twin room (£89 per night - single person)

Room 2 and 4

Triple family room (£115 per night)

Room 3

Double (£99 per night)

Owner's Accommodation

There is a spacious two bedroom owners accommodation within the hotel with a generous living room and traditional open fire, office (which has scope to be converted into a small owners kitchen) and two large bedrooms, both fitted with their own ensembles and fitted wardrobes.

License

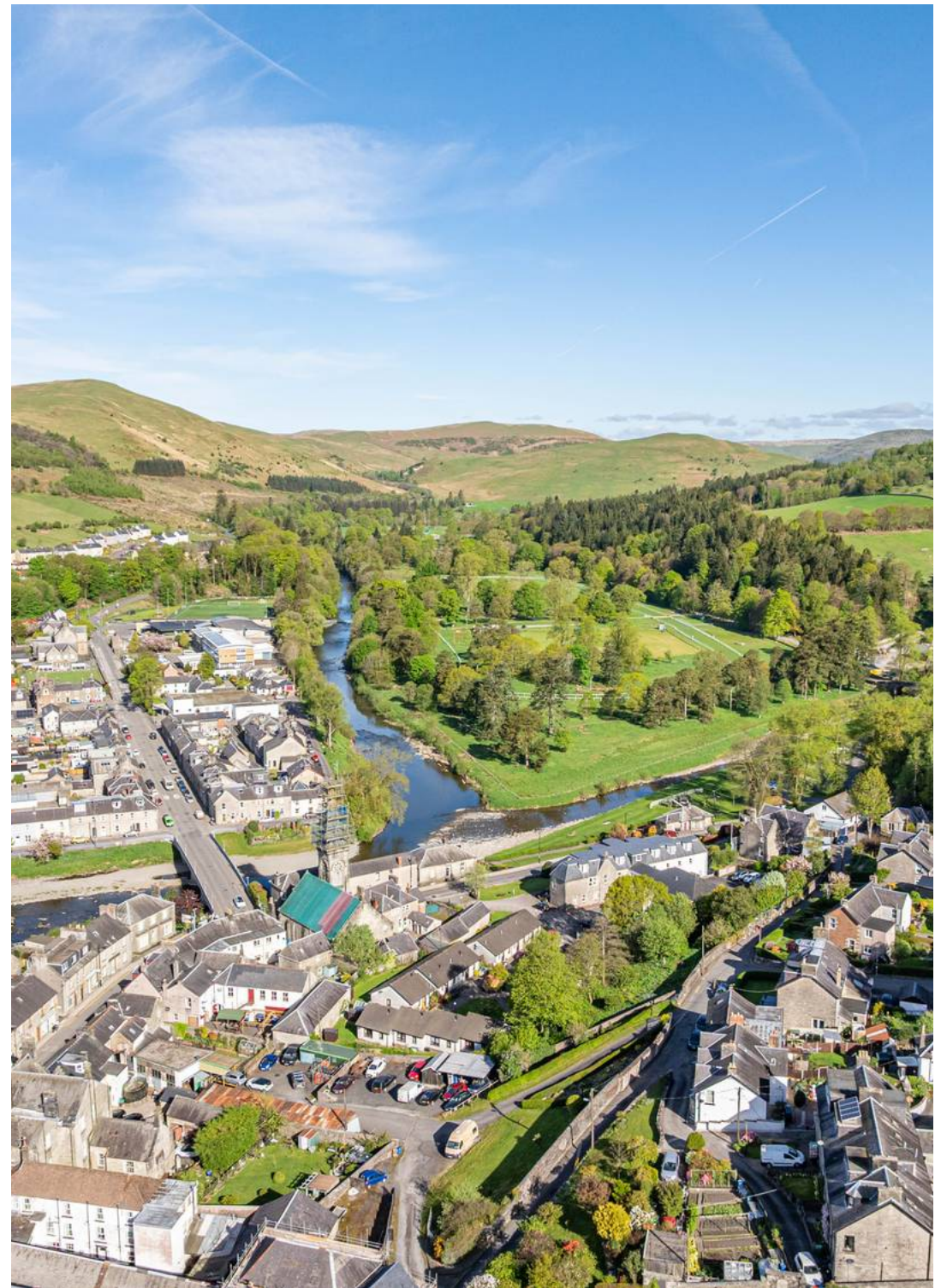
The property is fully licensed as a partnership
Trading hours are Monday to Thursday (11am-11pm),
Friday and Saturday (11am to 12pm) and Sunday
(12pm to 11pm).



Location Summary

The hotel is located in Langholm in the region of Dumfries and Galloway. The town contains a post office/convenience store, a public library, a church, butchers, a theatre and doctors. For larger shopping needs, Annan and Carlisle boast a variety of amenities, including supermarkets, leisure facilities, healthcare services, independent shops, cafes, and restaurants. For families, the property is well-served by Langholm primary and secondary school, both offering high-quality education. Langholm is the gateway to some of the most spectacular scenery that Southern Scotland has to offer. Rich in history, Langholm was the centre of the Border Reiver insurrections but is now famed for its annual Common Riding.

Residents can also enjoy a range of outdoor activities, with the beautiful Solway Coast just a short drive away, offering opportunities for scenic walks, cycling, and wildlife watching. Shooting, mountain biking and fishing are popular activities in the area. This is an ideal base to explore the Lake District which is under an hour away, Hadrian's Wall, the Solway coast of Scotland which is a haven for wildlife and the Scottish Borders. Glasgow and Edinburgh are around 2 hours away by car or around an hour and a half by train from Carlisle. There is a regular bus service, the X95, which services Edinburgh and Carlisle.









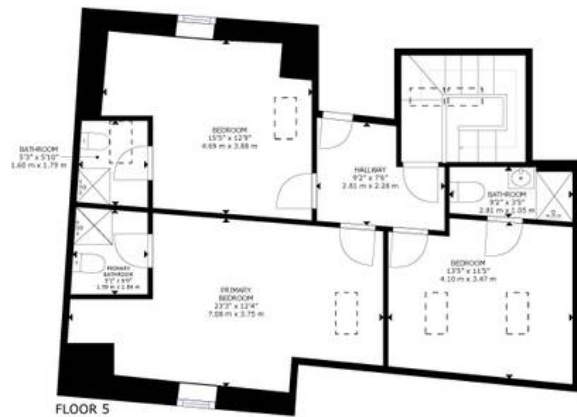








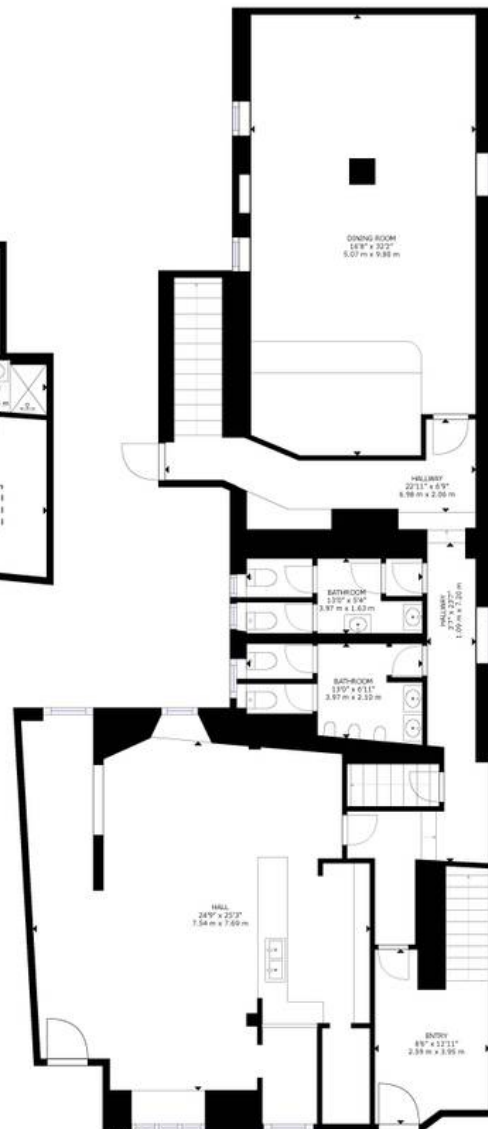




FLOOR 5



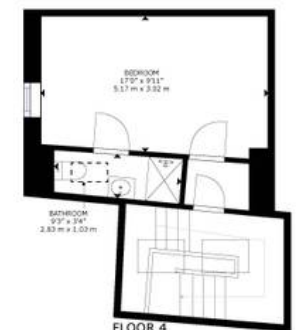
FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4

GROSS INTERNAL AREA
 FLOOR 1: 498 sq. ft, 46 m², FLOOR 2: 1,999 sq. ft, 186 m²
 FLOOR 3: 2,153 sq. ft, 200 m², FLOOR 4: 333 sq. ft, 31 m²
 FLOOR 5: 852 sq. ft, 79 m², TOTAL: 5,835 sq. ft, 542 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

General Remarks

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Lease: The owners are also prepared to discuss lease options. Contact us for further details.

Fixtures & Fittings: The furniture, crockery, glassware and equipment are available by negotiation.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

EPC Rating: A copy of the certificate is available to request upon application.

Services: The Douglas Hotel is served by mains water, mains electricity, mains drainage and gas central heating.

Local Authority: Dumfries & Galloway Council. Owners flat Council Tax Band A.

Ratable Value: The Douglas Hotel has a Rateable value of £14,000. Small Business Rates Relief Scheme (SBRR) is currently understood to provide up to 100% rates relief for units with a rateable value of £15,000 or less based on the combined total of all the occupiers business premises within Scotland (subject to application and eligibility).

Rateable value information has been obtained from the Valuation Office Association website. Whilst believed to be correct this information has not been independently verified.

Stock: To be valued and agreed upon completion.

Entry: On conclusion of legal missives

Legal Costs: Each party is to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on @cdrural.

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



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