

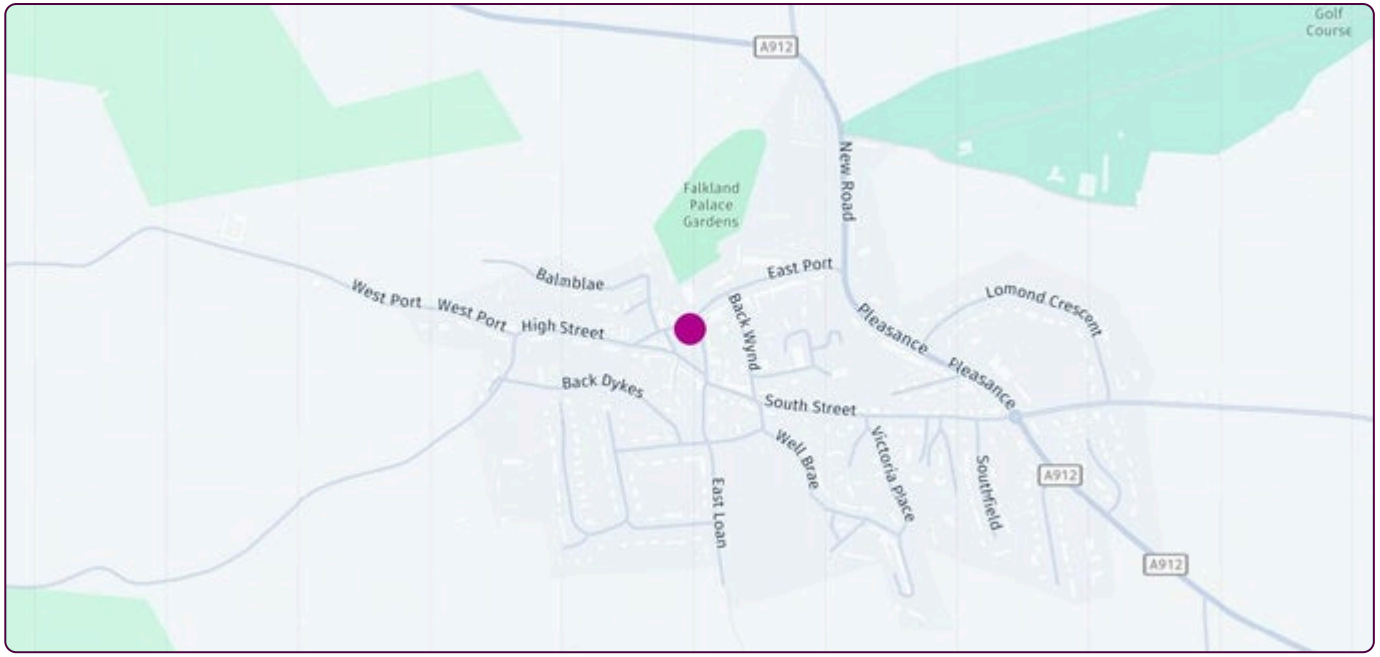
THE COVENANTER HOTEL

The Square, High Street, Falkland, KY15 7BU

FREEHOLD: MAY SELL | TO RENT: £95,000 ANNUAL RENT: £70,000 | REF: 5255052

KEY HIGHLIGHTS

- Prime Tourist Town Centre Location
- Established & Highly Successful Operation
- Multiple Income Streams & Growth Potential
- Attractive Fully Equipped Premises
- 2024 Net Turnover c.£800k
- Annual Rent £70,000 / EPC Rating G



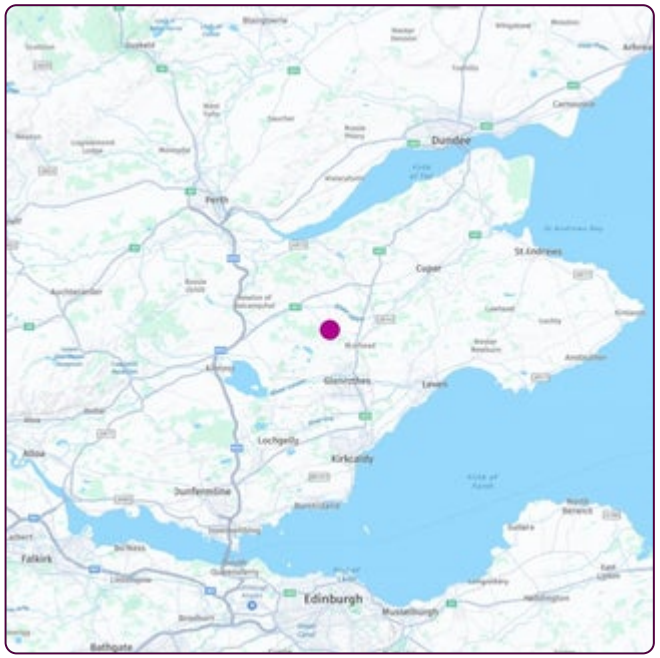
LOCATION

Falkland is one of Fife's most visited heritage villages, attracting a steady flow of domestic and overseas tourists throughout the year.

The village sits at the foot of the Lomond Hills and on the edge of Lomond Hills Regional Park, making it a popular destination for walkers, cyclists and outdoor enthusiasts.

The Covenanter's central square location places it at the focal point of the village, immediately adjacent to Falkland Palace and within walking distance of all local attractions, shops and car parks. Edinburgh, Dundee, St Andrews and Perth are all easily accessible, underpinning strong short-stay and touring trade.







DESCRIPTION

The Covenanter Hotel is an architecturally significant historic building with origins dating back to 1771, originally trading as the Commercial Hotel.

Constructed in traditional stone with slate roofing, the property features a Roman Doric columned doorway and later Baronial-style extensions dating from the late 19th Century. The hotel is Category B Listed, reflecting its special architectural and historic interest, contributing materially to the visual character of Falkland Square.

The Covenanter Hotel enjoys international fame as a filming location in the globally successful television series Outlander. The property was used as "Mrs Baird's Guesthouse" in the opening episode of the series. The business has benefited significantly from tourist bookings and footfall from as far as the USA and beyond.

THE OPPORTUNITY

The Covenanter Hotel represents a rare opportunity to acquire a new lease for the historic hotel in one of Fife's most desirable and commercially resilient village locations. With a strong international profile, diversified income base, proven trading performance and significant character appeal, the property will appeal to both lifestyle purchasers and experienced hospitality investors seeking a distinctive and sustainable business.

INTERNAL DETAILS

The traditional licensed bar forms a central part of the business, serving both residents and a loyal local and visitor clientele. The bar benefits from a relaxed, characterful environment consistent with the heritage nature of the building and is popular with walkers, tour groups and evening diners. Strong wet-led performance is supported by consistent footfall from Falkland Palace visitors and Outlander tours, while evening trade benefits from limited competing licensed premises within the village.

The Covenanter Hotel operates a well regarded restaurant offering a menu focused on traditional Scottish and British cuisine. Dishes such as fresh fish and chips, haggis and homemade desserts are particular highlights, with regular praise for portion size and value. The restaurant trades throughout the day with lunch and evening dining, alongside a traditional weekend carvery that attracts both locals and visitors. The food offering is a key driver of both destination dining and ancillary spend from hotel guests. The main restaurant space can be split of and utilised for private events.

The daytime coffee shop provides an important additional revenue stream and significantly boosts daytime footfall, located in the main building serving customers for takeaway, inside seating and utilising the outside seating area. Serving barista coffee, teas, homemade cakes and light lunches, the coffee shop caters strongly to day-trippers, walkers, and coach groups visiting Falkland. This element of the business captures trade that might otherwise pass through the village and provides consistent turnover outside of peak hotel check-in and dining hours.









LETTING ACCOMMODATION

The hotel currently offers five comfortable recently refurbished en suite letting bedrooms, each furnished to reflect the character of the historic building while providing modern amenities. Several rooms enjoy open views across Falkland Square towards the Bruce Fountain and surrounding hills, enhancing guest appeal. The accommodation consistently attracts positive reviews for comfort, cleanliness and atmosphere, supporting strong repeat and recommendation business. Room sizes and layouts are typical of historic properties and present scope for further enhancement or re-positioning if desired by an incoming owner.

FIXTURES & FITTINGS

All fixtures and fittings will be included in the sale. Any personal belongings owned by the current owners will be removed before the sale.

TENURE

We are seeking a strong covenant operator with a proven track record in this style of hospitality business to continue the operation on a new five or 10-year full repairing and insuring (FRI) lease.

TRADING INFORMATION

We have been provided with management accounts for the 12 month period ending August 2024 which show a total Net Turnover in excess of £800,000.

Trading Profit & Loss Accounts will be provided to seriously interested parties after a formal viewing has taken place.





EXTERNAL DETAILS

The area located to the front of the building can accommodate c.48 customers utilising picnic benches and the partial covered canopy area can be used all year round.

STAFF

Staff information will be provided to seriously interested parties.

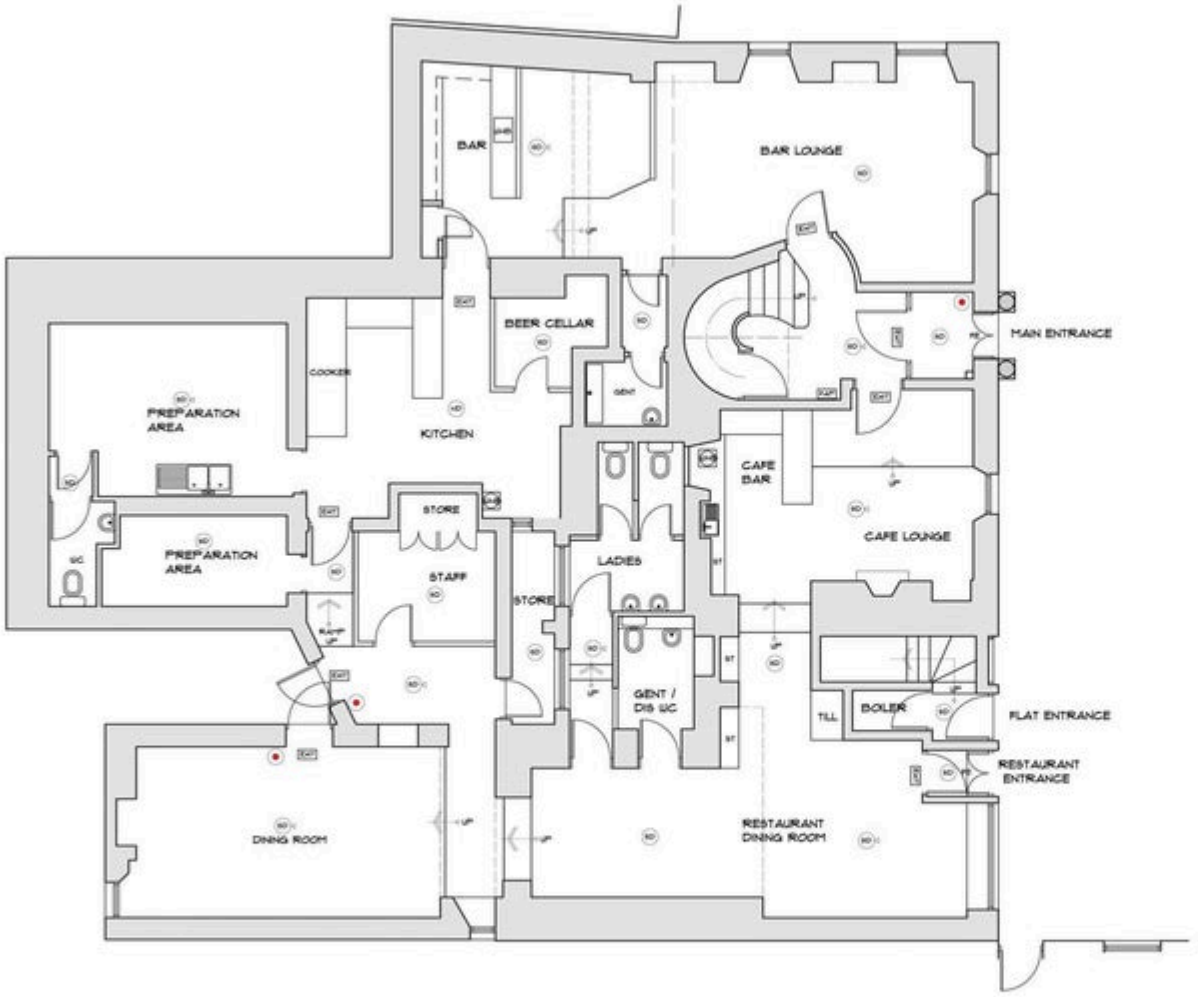
REGULATORY

Premises Licence

BUSINESS RATES

The Rateable Value is £19,800 with effect from 1 April 2026.

Confirmation of actual business rates payable should be obtained from the local Authority.



LEGEND

- SD — SMOKE SOUNDER
- SD — SMOKE DETECTOR
- HD — HEAT SOUNDER
- MANUAL CALL POINT
- EXIT — EMERGENCY EXIT
- FAP — FIRE ALARM PANEL

0 2 4 6M

SCALE

CLIENT
Mr Ross Moonligth

PROJECT
The Covenanter Hotel
High Street
Falkland
KY15 7BU

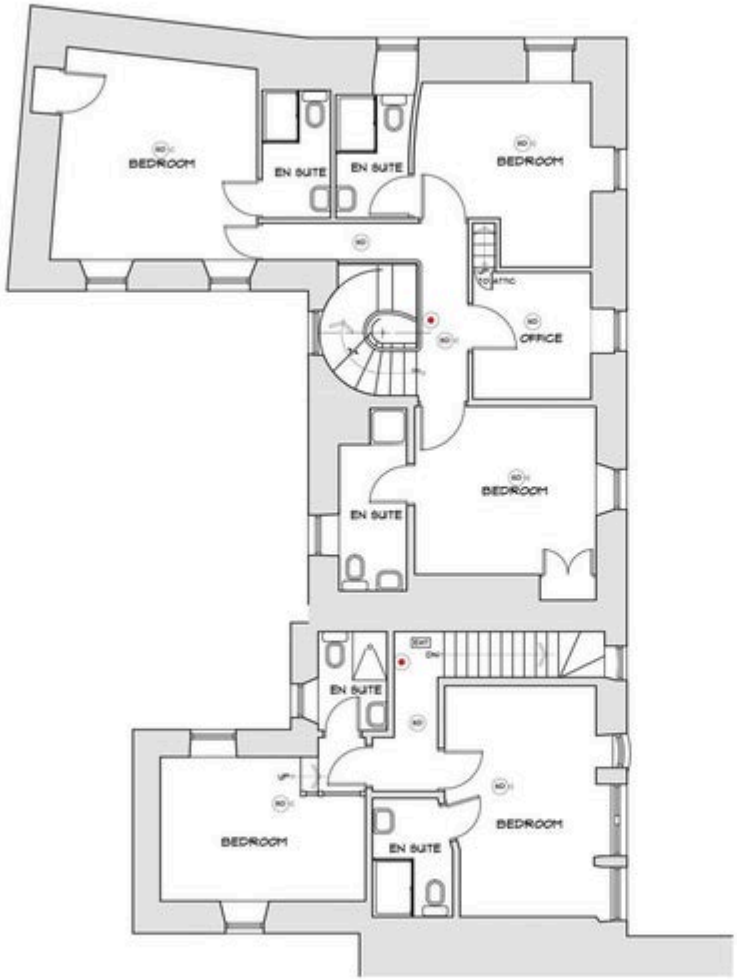
DRAWING
Ground Floor Plan

DRAWING NO. 20014-PL002

REVISION

SCALE

DATE



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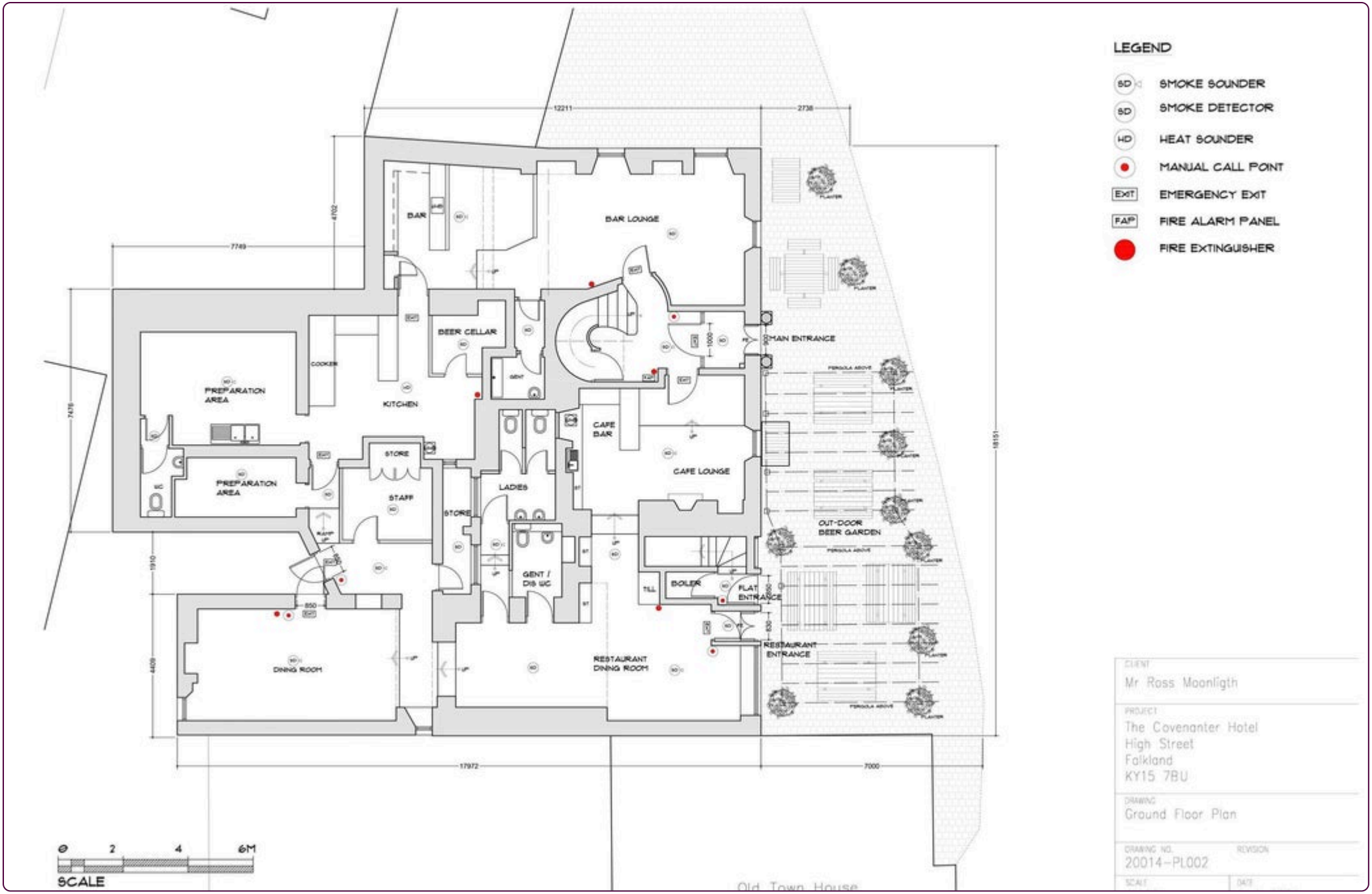
DRAWING
First Floor Plan

DRAWING NO. 20014-PL003

REVISION

SCALE

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LEGEND
SD SMOKE SOUNDER
SD SMOKE DETECTOR
HD HEAT SOUNDER
MANUAL CALL POINT
EXIT EMERGENCY EXIT
FAP FIRE ALARM PANEL
FIRE EXTINGUISHER
BAR
BAR LOUNGE
BEER CELLAR
MAIN ENTRANCE
PREPARATION AREA
COOKER
KITCHEN
CAFE BAR
CAFE LOUNGE
STORE
STAFF
LADIES
GENT / DIS WC
OUT-DOOR BEER GARDEN
BOILER
FLAT ENTRANCE
RESTAURANT ENTRANCE
DINING ROOM
RESTAURANT DINING ROOM
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DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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CHRISTIE & CO