



Ship Inn

*St Michael Street
Dumfries
DG1 2PY*

*Freehold:
Offers Over - £220,000 + VAT*

Ref: 6854058

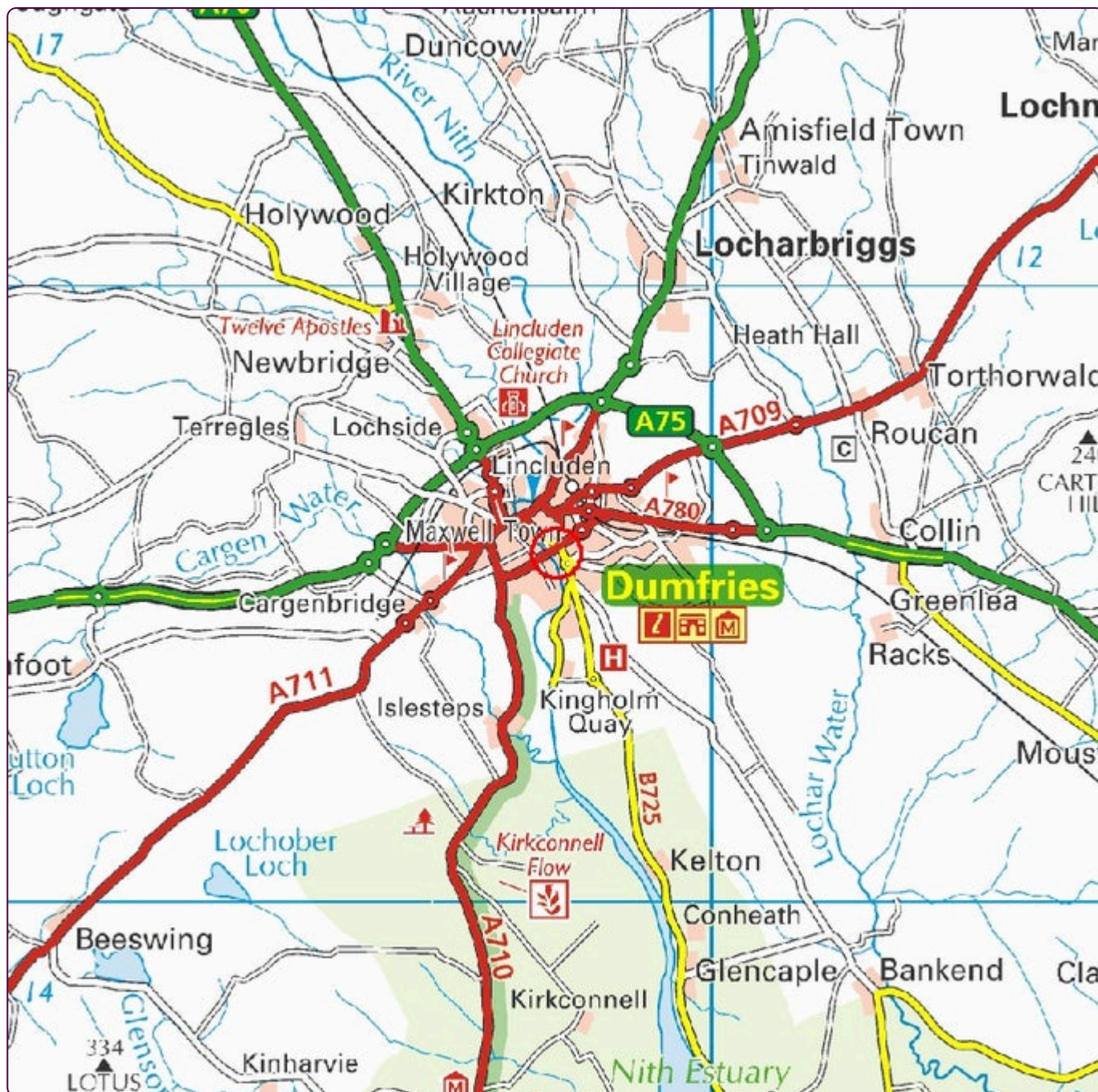
KEY HIGHLIGHTS

- Wet Led Public House
- Bar / Lounge (40)
- Potential to add small kitchen
- Beer Garden
- 2 & 3 Bed Accommodation Included
- Energy Rating G

LOCATION

The Ship Inn is situated on St Michael Street, within the heart of Dumfries town centre. There are a variety of bars, restaurants and cafes within the immediate area with Dumfries Train Station being a short 15 minute walk, providing travel to Glasgow, Carlisle and Ayr.

Tourists can enjoy a variety of attractions such as Robert Burns House, Devorgilla Bridge and Dumfries and Galloway Aviation Museum. Dumfries is surrounded by countryside and nature and is therefore popular for cycling and hiking. There is a local population of around 35,000.





THE OPPORTUNITY

An excellent opportunity to acquire a well presented public house in the town centre of Dumfries. Our clients purchased the property back in 2021 however, due to other business commitments are now selling.

The business would be a great purchase for a couple who are looking to start a career in the hospitality sector or a multiple operator looking to grow an existing portfolio.

The current sales are at present generated via wet sales only however, vacant space to the rear of the property could be converted to a commercial kitchen with a food offering likely to increase the turnover going forward.

The Ship Inn has great reviews online across platforms such as Google and has a strong following of 1.4k on Facebook.

DESCRIPTION

A great opportunity to acquire a 'turn key' public house business that requires no further capex. Our clients have invested and refurbished since purchasing the property back in 2021 and comes with the benefit of having two flats, which are situated on the first floor with access being provided to the rear. The accommodation is currently leased on a rolling contract generating an income for the prospective buyer on day one.

INTERNAL DETAILS

A single door to the front provides access which leads to a small porch and then to the main bar to the right. This area can accommodate for around 25 seated via wooden tables and chairs. There are two wall mounted plasma TV's.

There is a door to the rear of the main bar which leads to a further room with fixed leather seating, pool table, juke box, games machine and large wall mounted TV showing TNT Sports.

A small corridor leads to male toilets, a vacant room (which could be converted to a commercial kitchen STPP) and an exit leading to the beer garden which can accommodate for around 15 via fixed wooden benches. Female toilets are located within the bar area.

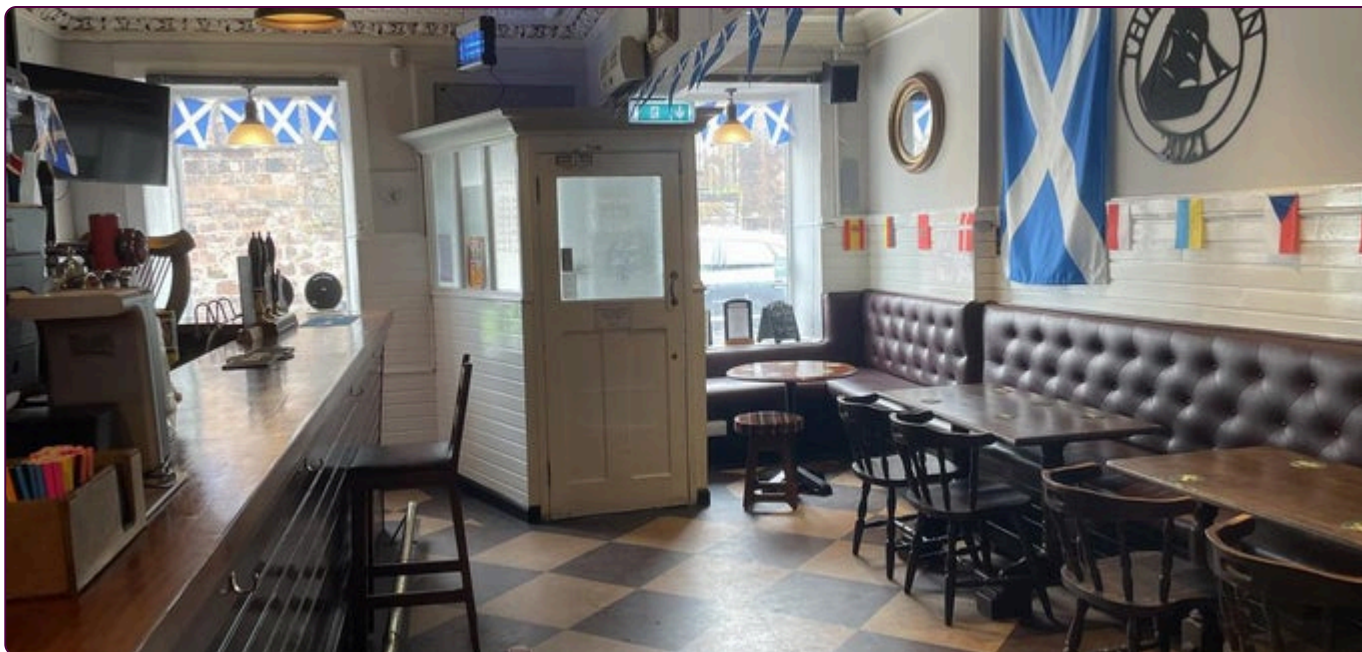
A large spacious cellar is located at basement level and accessed via the bar.

TRADING HOURS

Monday to Thursday
4.00pm – 11.00pm

Friday & Saturday
12.00pm – 12.00am

Sunday
2.00pm – 8.00pm





EXTERNAL DETAILS

A terraced property over two floors of traditional stone construction with a pitched and slated roof.

There is free parking opposite the property available on a first come first served basis.

A small beer garden is located to the rear.

FIXTURES & FITTINGS

All fixtures and fittings are included (excluding any personal items).

BUSINESS RATES

The Rateable Value is £10,500 as of 1 April 2023. Confirmation of actual business rates payable should be obtained from the Local Authority. According to the Scottish Assessors, the business benefits from 100% small business rates relief.

REGULATORY

Premises License

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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INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

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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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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.

