Corner Hotel

- 8 Ensuite Bedrooms
- Famous Golf & Town Centre Location
- Busy Pub / Excellent Barrelage Volume
- Beer Garden & Private Car Park
- Vendors Loan Opportunity
- EPC Rating G / MAY LET

105 Dundee Street, Carnoustie, DD7 7EW

Freehold: £490,000

Ref: 5255011

LOCATION

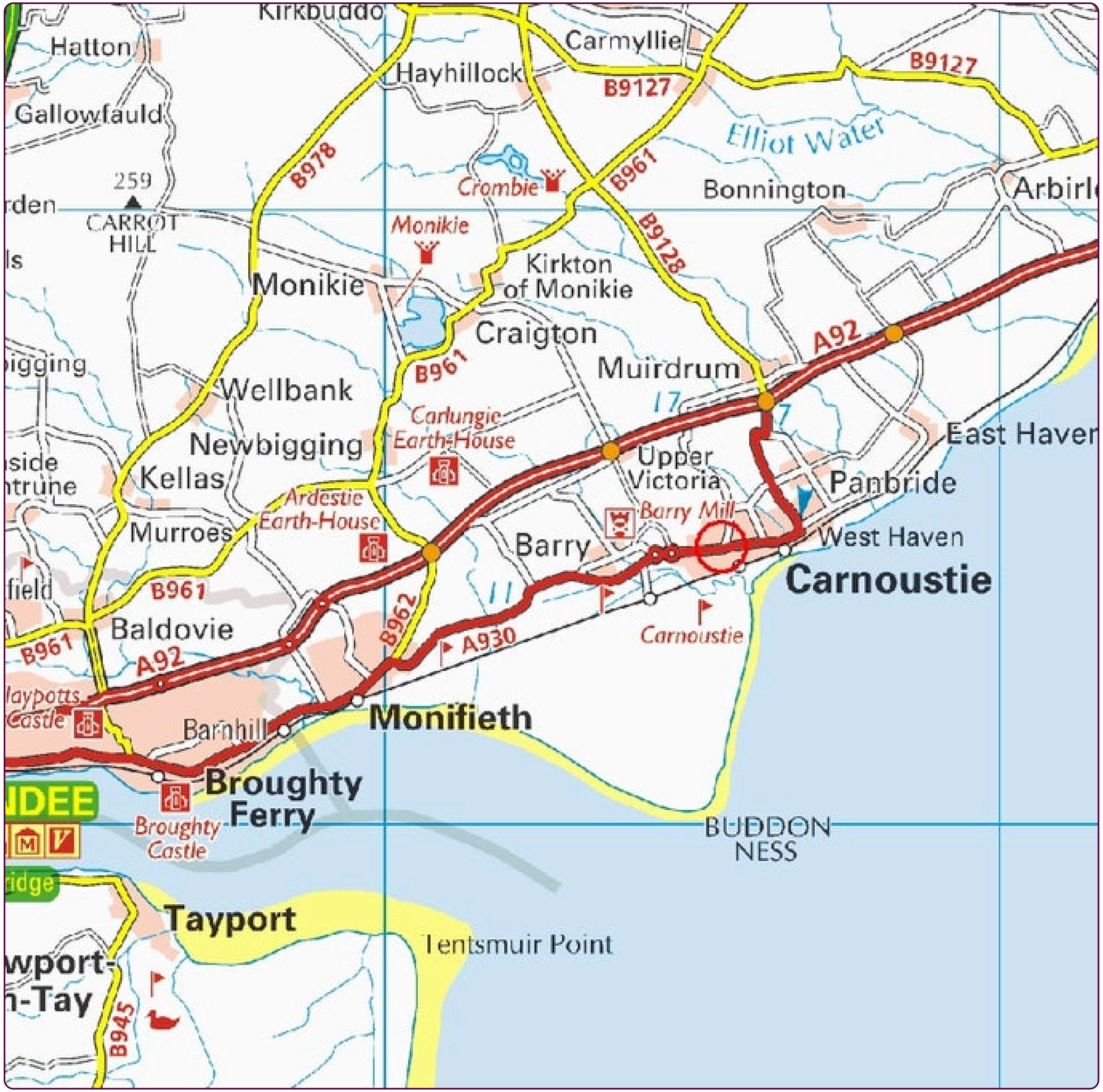
The hotel is situated on Dundee Street close to the Carnoustie Golf Links and the beach, on the corner of Barry Road and Dundee Street, part of the A930 in the Scottish coastal town of Carnoustie.

Carnoustie is famous for its links Golf Course and recently hosted the Senior Open Championship 2024, ensuring a massive economic injection to the town and local region during the summer.

The A930 continues east from the hotel and forms the main High Street in the town, with a mix of residential, retail and commercial properties in the vicinity. Dundee is located 14 miles to the west of the town and Arbroath is seven miles to the north east, along the North Sea coast. Carnoustie also benefits from its own train station with regular services provided north and south.

DESCRIPTION

A very well presented small hotel with bar and restaurant, popular with both locals and visitors to the area.



THE OPPORTUNITY

The Corner Hotel is privately owned and operated enjoying an excellent local reputation for hospitality with the Lounge Bar having a traditional and welcoming atmosphere.

The owners have decided to sell to pursue other interests and this brings a fantastic opportunity for a new owner to take over a small hotel with multiple revenue streams.

TRADING HOURS

Sunday - Thursday
11.00am - 12.00pm

Friday - Saturday
11.00am - 1.00am

STAFF

All staff will be transferred with the sale of the business under TUPE regulation.

INTERNAL DETAILS

The main bar area, a capacity of c.60, has a traditional pub feel with fixed and loose upholstered furniture, pool table, darts board and its own main street entrance. The bar is a well visited business from locals and visitors to the town, pouring a great selection of draught products, wines, spirits and soft drinks.

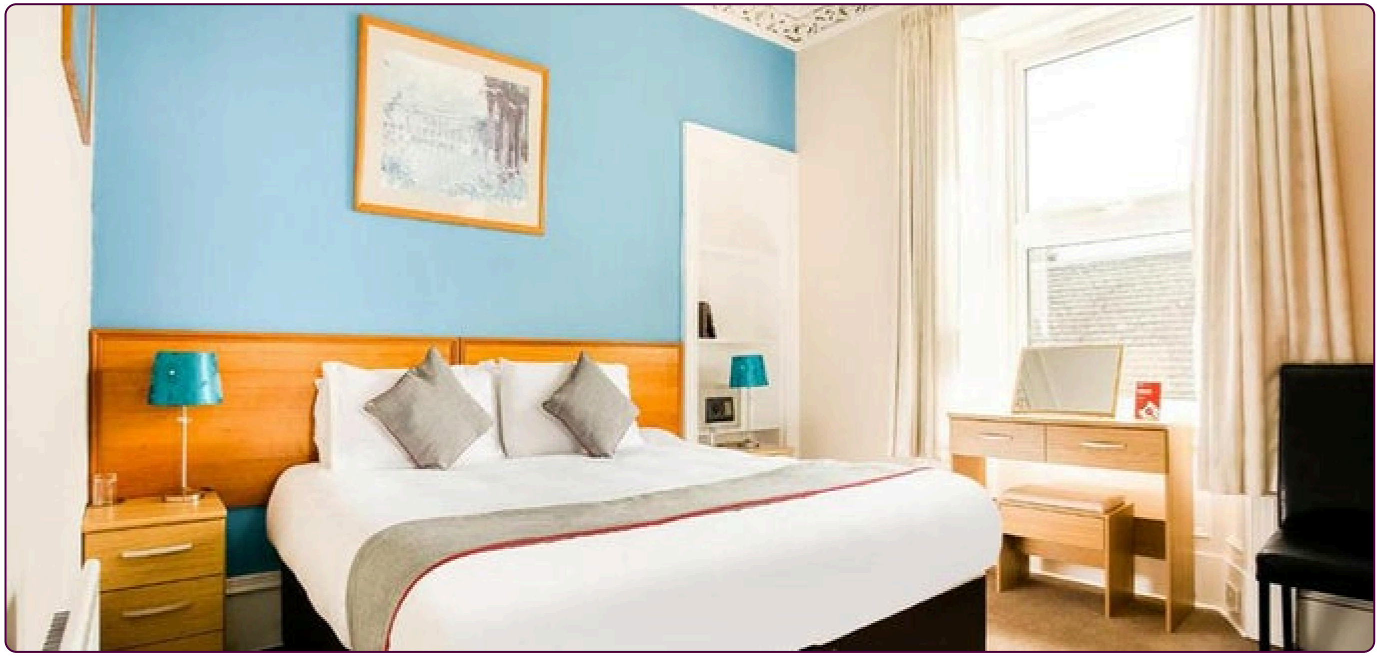
A small seating area on the opposite side of the bar is used for hotel guests, with a seating capacity of c.16. This is also used as the reception/check-in area for hotel guests.

The main restaurant/breakfast area can accommodate c.36 seated guests and is located to the front of the hotel, and has huge potential for growth.

Located to the rear of the building is a fully fitted commercial kitchen with ample storage space, and the laundry room.

FIXTURES & FITTINGS

All fixtures and fittings required for the operation of the business will be included in the sale as a going concern.



LETTING ACCOMMODATION

The hotel includes eight ensuite letting bedrooms.

First Floor

Two single bedrooms

Four double/twin bedrooms

Second Floor

Two double/twin bedrooms

The rooms are all fitted to a comfortable standard with two of the rooms being recently upgraded.

EXTERNAL DETAILS

A shared car park is located to the rear of the hotel that can only be accessed via security barrier.

A small outside seating area located to the rear within the car park area that is licensed for outside use.

TRADING INFORMATION

Trading figures will be made available after a formal viewing has been undertaken.

REGULATORY

A Premises Licence is in place and will be made fully transferable.

BUSINESS RATES

The Rateable Value is £26,100 as of 1 April 2023. Confirmation of actual business rates payable should be obtained from the local Authority.


Existing Carpark
External Beer Garden Area (66m²)
6 Tables
Seating 8 Covers Per Table
Total = 48 Covers
Male W/C
Boiler Room / Store
Kitchen
Public Bar
Disabled W/C & Baby Change
Female W/C
Store
Lounge Bar
Foyer
Restaurant / Function Room
Entrance Hall
Access to Carpark
GROUND FLOOR PLAN 1:100 @ A3
SITE PLAN 1:500 @ A3
LEGEND
Storage / Staff Only
Public Space - Over 18s Only
Public Space (Including Child Access during food service times)
Beer Garden Area - 66m²
6 Tables - Seating 8 covers per Total = 48 Covers
Fire Extinguisher
Smoke / Heat Detector
Break Glass Point
Alarm Sounder
Emergency Light
Fire Blanket
GROUND FLOOR CAPACITY
Public Bar Capacity = 80
Lounge Capacity = 34
Restaurant Capacity = 40
Note:
There is no allocation for staff toilets,
Staff to use public toilets


Bedroom 7
En-suite
En-suite
Bedroom 6
Bedroom 8
En-suite
Store
Store
Owner Accommodation
Swr Room
Office
En-suite
Bedroom 4
Bedroom 3
En-suite
Store
En-suite
Stair
Bathroom
Bedroom 1
Bedroom 2 (suite)
FIRST FLOOR PLAN 1:100 @ A3
LEGEND
Storage / Staff Only
Public Space (Including Child Access)
Fire Extinguisher
Smoke / Heat Detector
Break Glass Point
Alarm Sounder
Emergency Light
Fire Blanket
OCCUPANCY
First Floor Occupancy = 13
Second Floor Occupancy = 4
St
Bedroom 9
Bedroom 10
En-Suite
En-Suite
SECOND FLOOR PLAN 1:100 @ A3
The Corner Hotel
First & Second Floor Plan
May 2022
1:100 @ A3

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

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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:

SIMON WATSON

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