



The Stromness Hotel

The Pierhead, 15 Victoria Street, Stromness, Orkney, KW16 3AA

Tenure: Freehold

Price: £1,250,000

Ref: 96010

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Iconic 42 en suite bedroom hotel
- Historic venue built in 1901
- Stunning sea and harbour views
- Three stylish dining areas
- Dedicated guest parking
- Highly profitable business

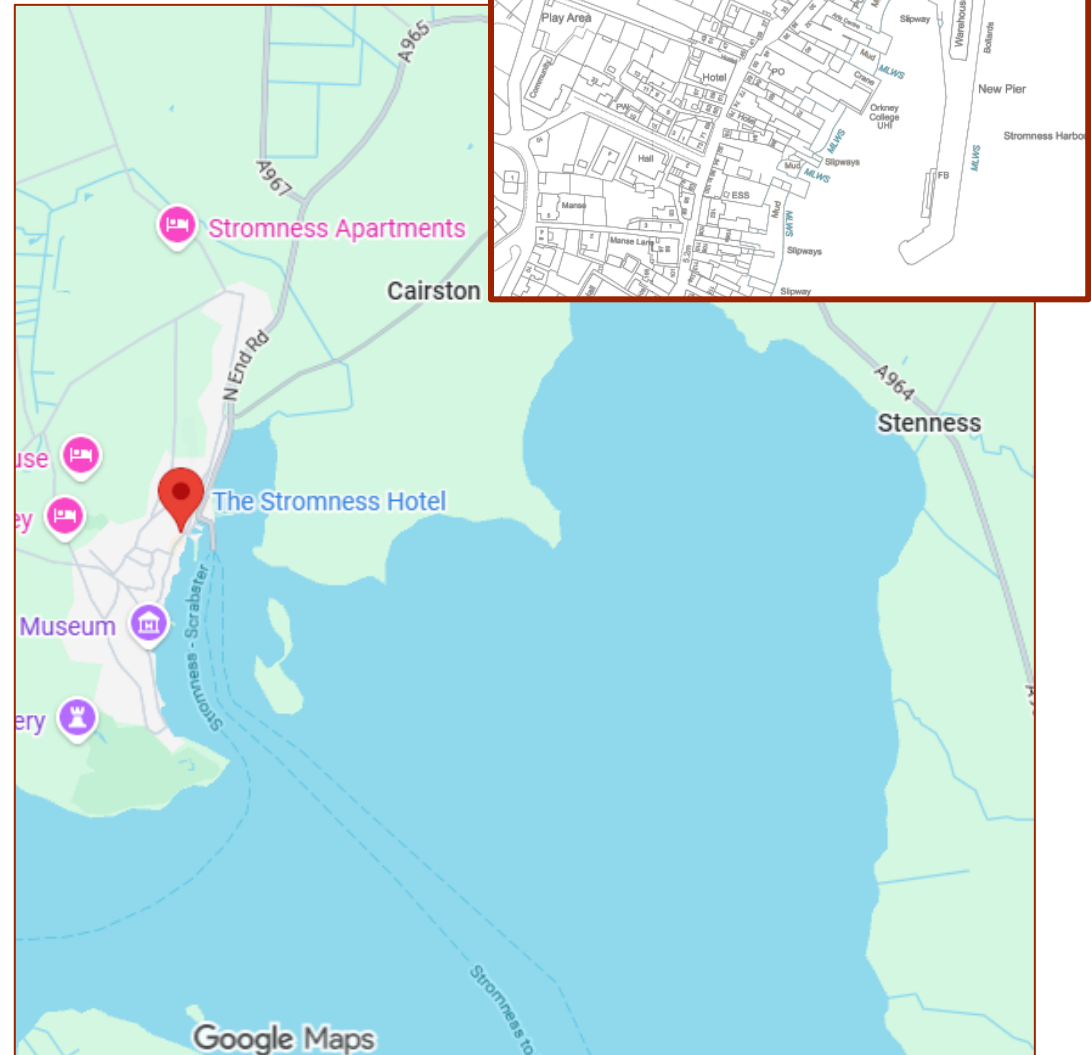
Location

The Stromness Hotel is located in Stromness, the second-most populous town in Orkney, Scotland. The property is situated on Victoria Street where it benefits from breathtaking views of the picturesque Scapa Flow. The hotel is close to an array of notable landmarks; these include the Ring of Brodgar, the Standing Stones of Stenness, Skara Brae, Stromness Museum, Pier Arts Centre, Stromness Golf Club and Copland's Dock.

The closest airport can be found at Kirkwall Airport (KOI), approximately 30 minutes' drive from the property. The ferry terminal is only a short walk from the property and provides access to the mainland.

The Property

The Stromness Hotel occupies a 4-storey property of stone construction under slate roof. It was built in 1901.



Guest Accommodation

The property includes 42 en suite bedrooms, all with thoughtfully designed layouts. There are a variety of room types which include: single, double, twin, basic/deluxe triple and quadruple.

All rooms are equipped with wi-fi, flat-screen TVs and desks suitable for business travellers. Some rooms offer stunning sea or harbour views.

Dining

Guests can choose between three high quality, on-site eateries:

The Scapa Flow Restaurant: known for its warm atmosphere and varied menu which showcases local dishes, the restaurant serves lunchtime and evening meals that are inspired by Orkney's history. Note: the restaurant's namesake, Scapa Flow, is a vast, sheltered body of water in the Orkney Islands. It is of historic significance, having served as the Royal Navy's main base during both World Wars. Indeed, it was the site of the dramatic scuttling of the German High Seas Fleet in 1919. Today, Scapa Flow is renowned for its shipwrecks, making it a world-class diving destination. The restaurant pays homage to this legacy, blending Orkney's seafaring past with its vibrant food culture.

The Hamnavoe Coffee Lounge: serving light refreshments, freshly brewed coffee and homemade cakes. Note: the name Hamnavoe (Old Norse for 'safe harbour') pays homage to Stromness's rich maritime heritage. During the 18th and 19th centuries, the town was a vital port for ships sailing between Britain and North America, particularly those belonging to The Hudson's Bay Company.





Dining continued

Flattie In A Teacup Tearoom: a cosy retreat which serves freshly baked treats, artisan teas and locally sourced delights, all in a charming setting that reflects Stromness's timeless character. Note: the tearoom is named after the iconic 'flattie', a traditional Orkney rowing boat once commonly used in Stromness. These sturdy, flat-bottomed boats were essential for fishing and transport in the shallow waters around the islands and came to symbolise the craftsmanship and resilience of Orkney's seafarers.

Private/Staff Accommodation

The option to purchase a nearby residential property for use as private/staff accommodation is available by separate negotiation.

Parking

Nine dedicated parking spaces are available.

The Business

The Stromness Hotel is one of the most iconic buildings on the Orkney archipelago. It operates as a 3-star hotel and restaurant, welcoming a variety of guests including business travellers, holidaymakers and those visiting the plethora of landmarks and amenities in the surrounding area.

For further information regarding the business, visit: www.thestromnesshotel.com/

Year end accounts for June 2025 are as follows:

Net turnover: £522,979

Gross profit: £427,447

EBITDA/adjusted net profit in the region of £151,000.





Business continued

Further accounting detail will be made available to serious parties following a formal viewing. The business is currently supported by a dynamic website which will be passed over to the buyer on completion.





Tenure & Price

FREEHOLD £1,250,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

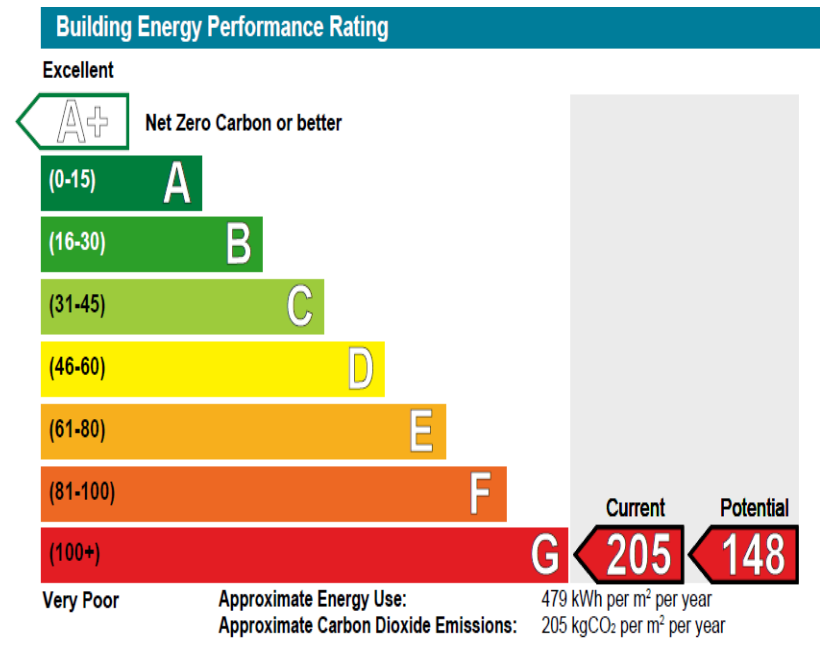
No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

No Premises Licence is held. A new operator would need to apply to the Local Council for a licence in order to serve alcohol.

Services

Mains water, electricity and drainage are connected. Cooking and heating via electricity.
Local Authority: Orkney Islands Council.





Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.