



Cross Keys Hotel

Canonbie, Dumfries and Galloway DG14 0SY

Freehold Offers Over £375,000

- 17th century, 10 bedroom detached hotel
- Public bar (24), lounge (40) and restaurant (60)
- Post Office/self-contained shop unit
- Dedicated private accommodation
- Large car park (24) and front patio (24)
- Successful business - net profits £100,000+

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LOCATION

Canonbie ('Canonbaidh' in Scottish Gaelic) is a small village in Dumfriesshire. Located in the southeastern reaches of Dumfries and Galloway, it is located 9 miles northeast of Gretna Green, 6 miles south of Langholm and 2 miles north of the Anglo-Scottish border. Canonbie is adjacent to the A7 road which runs from Carlisle to Edinburgh and provides easy access to the Scottish Borders, Cumbria and Northumbria.

One of Scotland's oldest coaching inns, The Cross Keys Hotel is a traditionally built, two-storey, detached stone building which dates back to the 17th century. Sitting at the head of the village on the River Esk, this impressive building lies within a conservation area, however it is not a listed building.

GROUND FLOOR

MAIN ENTRANCE HALL with RECEPTION AREA, reception desk and LADIES', GENTLEMEN'S and DISABLED TOILETS. PUBLIC BAR with seating for 24, open fireplace and wood panelled and wood topped bar servery. Note: the bar also has its own separate entrance to the front of the property. Adjacent to the main bar is the GAMES ROOM with additional seating and space for a pool table and darts board. A further GENTLEMEN'S TOILET serves this area. RESTAURANT with seating for 60, central feature fireplace, traditional beamed ceilings and carvery area. CAFÉ/LOUNGE BAR with seating for 40, stone fireplace with inset log burner and wood panelled and wood topped bar servery with dedicated catering kitchen behind. Note: the lounge bar and restaurant can be closed off from the other public areas to provide a space for private functions).

Fully-fitted COMMERCIAL KITCHEN and WASH-UP area with service pass, walk-in fridge and freezer. LAUNDRY ROOM. Ground floor CELLAR. OFFICE. BOILER ROOM and UTILITY ROOM. Access to the service areas is via the public bar and reception hallway, making it easy for staff to service the trade areas.

LOCK-UP SHOP/POST OFFICE

To the left of the property is a SELF-CONTAINED SHOP UNIT. The unit is currently leased to the Post Office until 2026, achieving a rent of £600 per calendar month.

FIRST FLOOR

PRIVATE ACCOMMODATION

DOUBLE BEDROOM with BATHROOM EN SUITE. Spacious LOUNGE area.

LETTING ACCOMMODATION

10 rooms in total, 9 of which have en suite facilities.

2 SINGLE BEDROOMS

4 DOUBLE BEDROOMS

2 TWIN BEDROOMS

2 FAMILY ROOMS (which can sleep 3-4 people)

LAUNDRY ROOM

All letting rooms have been refurbished by the current vendor and are presented to a good standard. Each has a flatscreen TV and a hospitality tray.

EXTERNAL

FRONT PATIO with seating for 24. A CAR PARK with space for 24 vehicles can be found across the road from the hotel. To the side of the building there is a service entrance for the kitchen as well as two GARAGES, one of which is leased to the Post Office.

THE BUSINESS

The Cross Keys Hotel has been operated by our clients since 2013 and they now wish to offer the property to the market in order to retire. Since purchasing the property, our clients have carried out an extensive refurbishment programme which has retained the period character and charm of this traditional coaching inn. The works included the refurbishment of all en suite bedrooms and the upgrade of the business's public areas.

The Hotel is operated solely by our clients as a lifestyle business. If a new operator were to extend its opening hours, increase staffing numbers and reinvigorate the business as a destination venue, we believe it could become even more lucrative. The premises is only a few miles from Gretna Green so marketing the business to wedding guests and using the venue for private hire could see an increase in income.

It is our understanding that the year end turnover for March 2022 stands at £214,355, resulting in net profit of £103,939. Further accounting detail will be made available to serious parties following a formal viewing.



TENURE & PRICE

FREEHOLD Offers Over £375,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

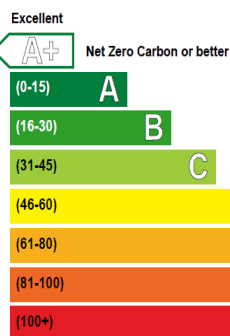
No direct approach to be made to the business; please direct all communications through Sidney Phillips.

LICENCE

The business trades with the benefit of a full hotel licence and conforms to all fire regulations.

SERVICES

Mains electricity and water are connected.
An LPG tank provides heating for the hot water and kitchen appliances.
Rateable Value: £14,250



BUSINESS MORTGAGES

01834 849795

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UTILITY HELPLINE

01432 378690

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EPC Reference: 0941-1201-8302-9170-5004

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 - These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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