



The Douglas Hotel & The Shorehouse

Shore Road, Brodick, Isle of Arran, KA27 8AJ

The Douglas Hotel - Offers around £3,250,000

The Shorehouse - Offers over £695,000

Feuhold (Freehold)

- Superb 4-star 21-bedroom Boutique Style Hotel — a “Trophy” hotel
- Excellent 13-apartment self-catering Aparthotel
- Superb location on idyllic + popular island
- Overlooking Brodick Bay : Close to ferry terminal
- Hotel - forecast 2022 T/O £2.0m(net) : For Sale as a Whole or 2 Lots

INTRODUCTION

The Douglas Hotel and The Shorehouse, which both benefit from open views across Brodick Bay, are set in prime locations on the sea front of Brodick; the "capital" of the Isle of Arran. Both the hotel and the apartments are a short walk from the ferry terminal ensuring ease of accessibility, whether by car or as a foot passenger.

Arran is famous in many ways and is nicknamed Scotland in miniature. The main industry on the island is tourism, with outdoor activities such as walking, cycling and wildlife watching being especially popular. Popular walking routes include climbing to the summit of Goat Fell, and the Arran Coastal Way, a 107 kilometre trail that goes around the coastline of the island. One of Arran's most popular attractions for tourists is Brodick Castle, (across the bay from the hotel) owned by the National Trust for Scotland. The island has a number of golf courses (to suit all handicaps) including the unusual 12-hole Shiskine course, which was founded in 1896. Plus, of course, the Firth of Clyde is famed for its sailing activities and Brodick/Brodick Bay is a day-sail destination for many.

The owner, following the purchase of The Douglas Hotel, lavished c.£8million on the complete refurbishment of the hotel, creating the now excellent 4-star boutique style hotel - a truly "Trophy Hotel" property - which has proved an excellent, quality addition to Arran's hotel stock; and recognised with the award of "The Scottish Boutique Hotel of the Year-2020". For new owners, The Douglas Hotel, with the monies expended beyond normal commercial considerations, is an exceptional opportunity. With the owner taking no role in the business operation, treating it as a trophy investment, the hotel is run entirely under management with a dedicated GM and excellent team of both loyal and local staff.

The Shorehouse, which provides good options for the budget conscious traveller (as well as accommodation for certain Douglas-staff) is operated and managed separately, under lease terms, and is available to be bought, along with The Douglas Hotel, free of any lease tie.

Following the death of the owner, the decision has now been taken, by the Estate, to sell the properties as fully operating Going Concern trading businesses.



The Douglas Hotel



The Shorehouse



Cal Mac
Ferry Terminal

The Douglas Hotel

The Shorehouse

THE PROPERTIES

THE DOUGLAS HOTEL

The Douglas Hotel is a licensed 21-bedroom boutique hotel. The hotel overlooks Brodick Bay and the main ferry terminal. The main hotel, which is an Historic Scotland Listed Building, Category C, is arranged over 3 floors, plus basement, and can be summarised, briefly, as follows:-

Accommodation Summary

Public Areas

- Reception with Office
- Lounge Bar with adjoining Snug (60)
- Bistro (50) — access to terraces
- Resident's Lounge Area (15)
- WCs in LG; accessibility WCs on GF

Letting Bedrooms

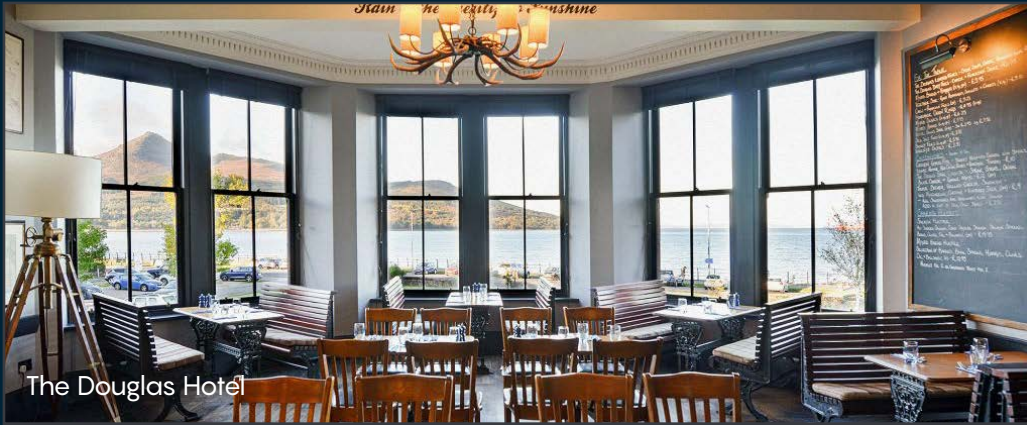
21 Letting Bedrooms, to sleep 42 (Based on 2 persons) Max 60 (with the use of additional beds/cots for children)

- 8 x Douglas Double
- 6 x Executive Double (4 zip & link; plus take additional rolling beds)
- 5 x Sea View Executive Double (2 zip & link; plus take additional rolling beds)
- 2 x Suite Double (both zip & link; plus take additional rolling beds)
- 2 on GF; 11 on FF; 8 on 2F : All ensuite; 1 x Accessible Wet Room; 20 x Bath with Shower over

Service Areas

- Commercial Kitchen
- Wash Up
- Walk in Fridge / Freezer (located externally)
- Dry Store / Laundry / Workshop
- Cellar — in basement
- Comms Room — in basement
- Manager's Office on 2F





Bunkhouse

Located at rear of hotel is the Bunkhouse, currently used for Staff Accommodation

- 4 x bedrooms (6 bunks in each)
- 4 x shower rooms
- Communal service kitchen area

Staff Accommodation

Above kitchen

- 1 x 2-bed flat; living room; kitchen; shower room
- Above Retail unit
- 1 x 1-bed studio flat; "open-plan" living/kitchen/bedroom; shower room

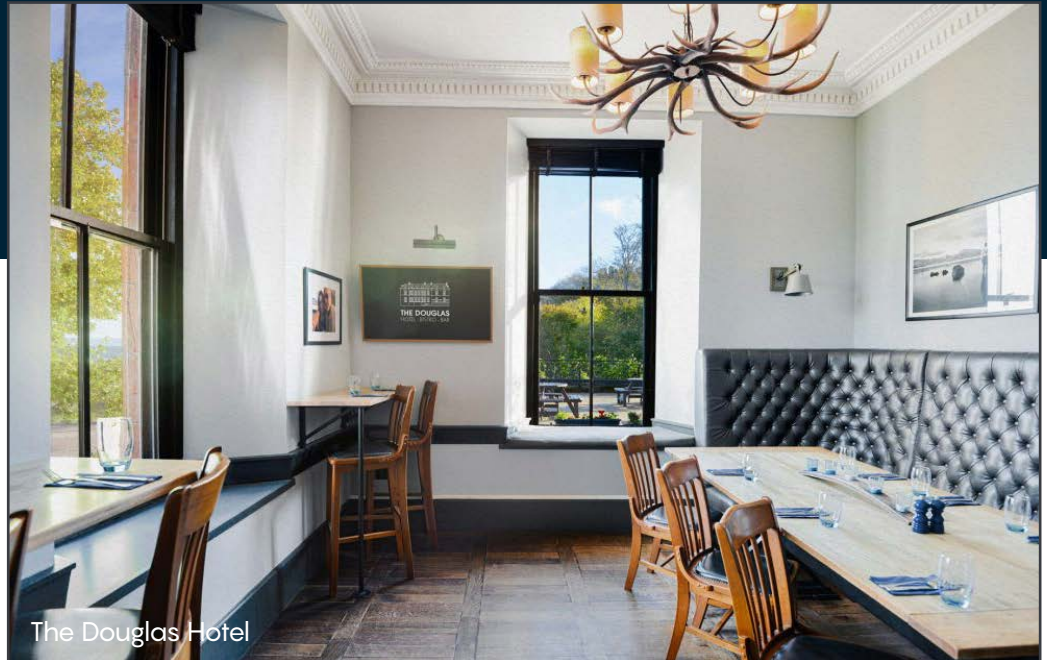
Other Property

- Retail Shop — short term licence agreement to Arran Visitor Centre (terms are available on request)

Outside

Set in ground/site of approx. 1.8 acres. Neighbouring 3rd parties have rights of access over part of the property

- 3 x external terraces for Al fresco F&B activities
- Garden lawned area to front
- Private Car Parking





The Douglas Hotel



The Douglas Hotel



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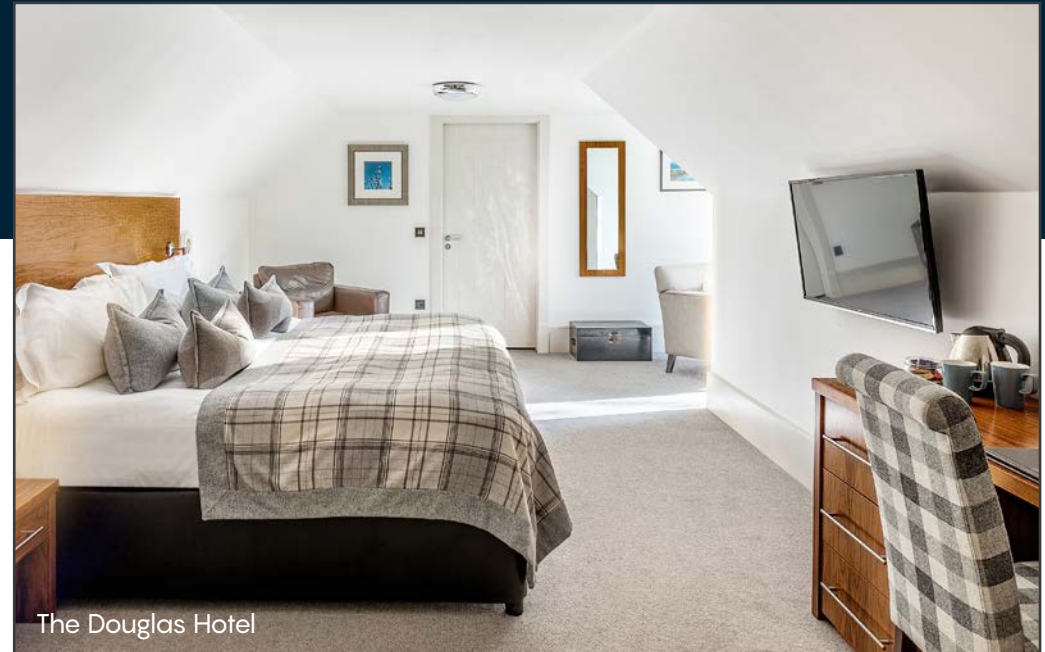
The Douglas Hotel



The Douglas Hotel



The Douglas Hotel



The Douglas Hotel



The Shorehouse

THE SHOREHOUSE

The Shorehouse comprises a 13 unit self-catering property. The Shorehouse is arranged over 3 floors and can be summarised, briefly, as follows: -

Accommodation Summary

Public Areas

- Reception / Lounge Area

Letting Accommodation

13 Apartments to sleep 36 (plus z-beds when required)

- 2 x Superior 1-bed Studio Apartment
- 6 x 1-Bed Apartment
- 1 x 1-Bed Studio Apartment
- 3 x 2-Bed Apartment
- 1 x 3 Bed Apartment

All apartments have a bedroom, living area, with kitchen service, and bathroom (studios are open plan)

- 1 GF 1-bed apartment occupied by owners/managers
- 4 x Apartments are "leased", on a long-term arrangement, to The Douglas Hotel and used as staff accommodation.

Other Accommodation

- Static Caravan : 1-bed ("leased" on long term arrangement to The Douglas Hotel and used as staff accommodation)



The Shorehouse



The Shorehouse



The Shorehouse

TRADE

The Douglas Hotel is run entirely under management with a dedicated General Manager and an excellent team of both loyal and local staff.

Pre Covid The Douglas Hotel traded consistently with a t/o in excess of £1.6m (net of VAT) and post Covid has returned to these levels, and more, with budget forecast for y/e 31st December 2022 on target for close to t/o £2.0m (net of VAT) and an EBITDA of c. 20% of t/o.

The Shorehouse is operated separately under a lease arrangement. t/o to 31st March 2022 was £116,569 (net of VAT) with EBITDA of c. £64,000. (This trading includes the preferential terms given to The Douglas Hotel for 4 apartments plus caravan.)

Trading accounts will be made available to genuinely interested buyers, preferably after viewing the property.

STAFF

TUPE regulations will apply to all members of staff.



The Shorehouse



The Shorehouse



The Shorehouse



The Shorehouse



The Shorehouse



The Shorehouse

LICENCE

The Douglas Hotel, Brodick holds a Premises Licence under the Licensing (Scotland) Act 2005.

WEBSITE / RATINGS

The Douglas Hotel

<http://www.thedouglashotel.co.uk/>

Prestige Hotel Awards-Winner 2020-Best Boutique Hotel

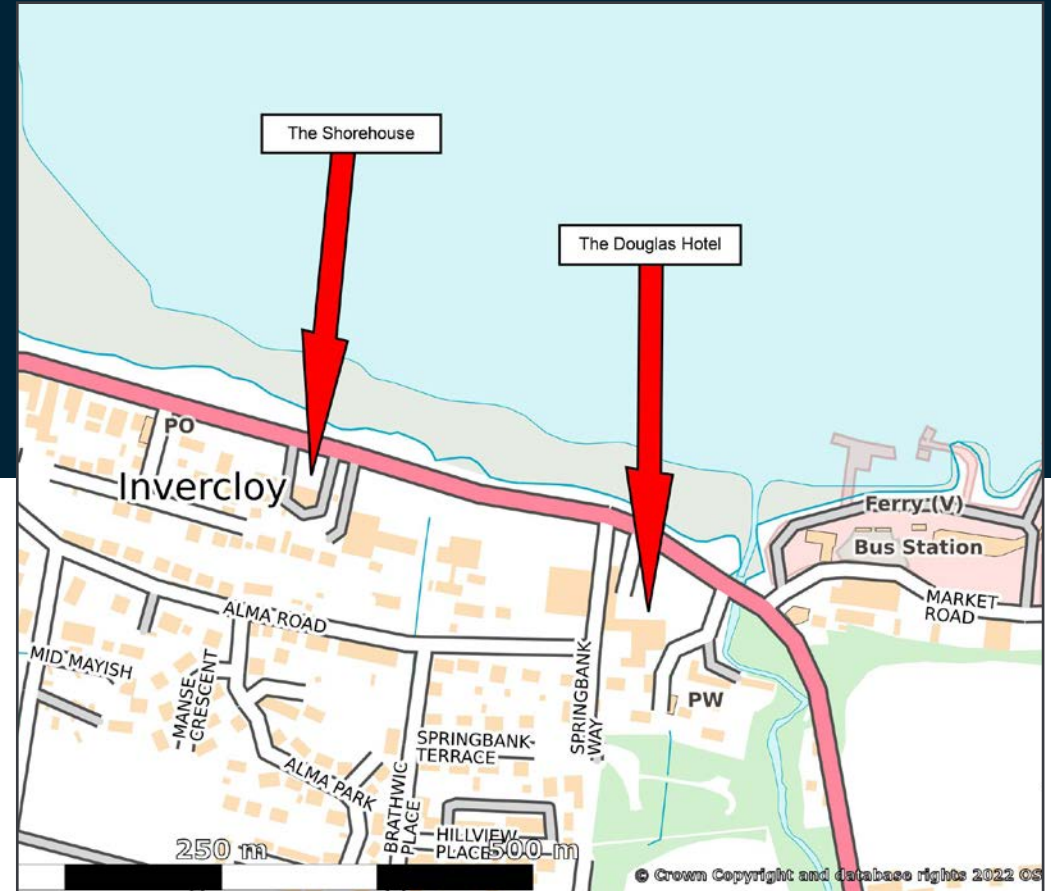
Visit Scotland 4-star Hotel

TripAdvisor — 4.5 stars : Trip Advisor Travellers Choice Award 2022

The Shorehouse

<https://theshorehouse.co.uk/>

Trip Advisor — 3.5 stars



SERVICES

The Douglas Hotel

Mains electricity, water and drainage. LPG underground gas tank. Heating and hot water for the hotel is provided via gas fired boilers. Lift in main hotel building. Heating and hot water for the Bunkhouse is oil fired.

The Shorehouse

Mains electricity, water and drainage. Oil fired heating and hot water at ground floor, electric convection heaters at upper floor.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The Douglas Hotel — EPC Rating — TBC

The Shorehouse — EPC Rating - G

The EPC's are available upon request.

RATES / COUNCIL TAX

The Douglas Hotel

- Hotel Rateable Value — £101,500 (1st February 2020)
- Retail Unit Rateable Value - £5,900
- Staff Flat - Council Tax Band B
- Studio Flat - Council Tax Band A

The Shorehouse

- Apartments Rateable Value — £13,500 (1st April 2017)

TENURE

Heritable / Outright Ownership Interest

PRICE

The Douglas Hotel — Offers around £3,250,000

The Shorehouse — Offers over £695,000

The price will include the heritable outright ownership interest in the properties, the trade fixtures, fittings, furnishings and equipment, excluding personal items, together with the goodwill of the business, which is being sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry. Offers for both properties or in separate lots will be considered; but The Shorehouse will not be sold prior to The Douglas Hotel.

EXCLUSIONS

Personal effects of the vendors. Standard industry items held under rental, lease or lease purchase agreements.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appointment only to be made through the sole selling agents Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the addresses below:

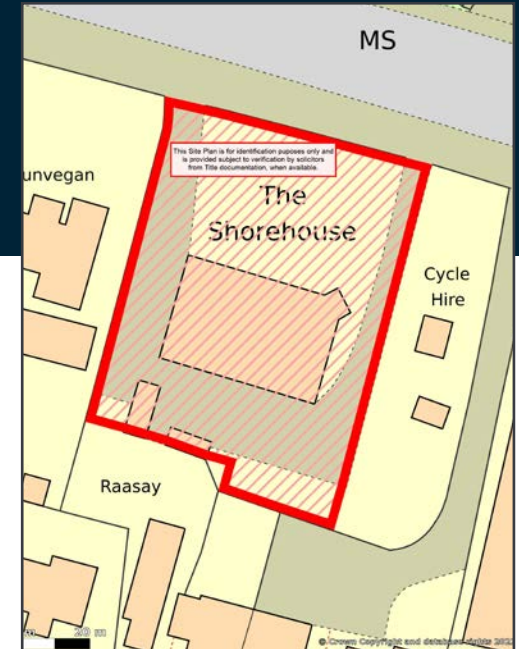
Graham + Sibbald

40 Torphichen Street, Edinburgh, EH3 8JB

Email — LT@g-s.co.uk



The Douglas Hotel





For any queries or to arrange a viewing, please contact —



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ANTI-MONEY LAUNDERING (AML) PROCESS
 Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

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2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to property as they find it.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: September 2022