

DEVELOPMENT / HOTEL OPPORTUNITY

- > UNIQUE OPPORTUNITY TO ACQUIRE HOTEL / PUBLIC BAR PREMISES
- > SUITABLE FOR A VARIETY OF DIFFERENT USE (SUBJECT TO CONSENT)
- > 8 EN-SUITE LETTING ROOMS
- > LOCATED WITHIN SMALL RESIDENTIAL VILLAGE
- > CAR PARK
- > GIA: 443.7 SQ M (4,775 SQ FT)
- > ASKING PRICE: OFFERS OVER £280,000

FOR SALE

HILLSIDE HOTEL, KINNABER ROAD, HILLSIDE, MONTROSE, DD10 9HE

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LOCATION

The subjects are located within the small residential village of Hillside which lies approximately 2 miles North-West of Montrose. Montrose is a well-established market town within the county of Angus and has a population of approximately 13,250 people and is the main commercial centre serving the wider rural community.

Montrose is located approximately 30 miles north of Dundee and 36 miles south of Aberdeen. The town, sits on the East Coast Railway Line linking London and Aberdeen and connects into the trunk road network via the A92 coastal tourist route and the A935, Brechin Road.

Montrose is an important employment centre for the northeast providing a busy commercial port for the agriculture, oil and gas industries. As well as being an attractive place to live, Montrose is also a popular destination for tourists.

Montrose is an up-and-coming location and has been earmarked as a major port for expansion of Scotland's renewable energy infrastructure plan with the £3Bn 'Seagreen' offshore windfarm in planning which will bring significant benefits to the town in terms of employment numbers and demand for residential and hotel space.

<https://www.seagreenwindenergy.com/>

The property is principally surrounded by traditional residential properties.

DESCRIPTION

The subjects comprise a small detached hotel trading as Hillside Hotel.

The property is two storey and attic in height with further single storey extensions to the side and rear.

The main building is of solid stone construction, part harled externally whilst the roof over is pitched and clad in slates incorporating dormer projections at attic level.

The single storey projections are of stone and brick/concrete and block construction, harled externally, whilst the roofs over are a combination of pitched slate/concrete tiled and flat felt.

To the rear of the hotel is a small beer garden with smoking shelter. There is a car park which can accommodate approximately 10 vehicles.

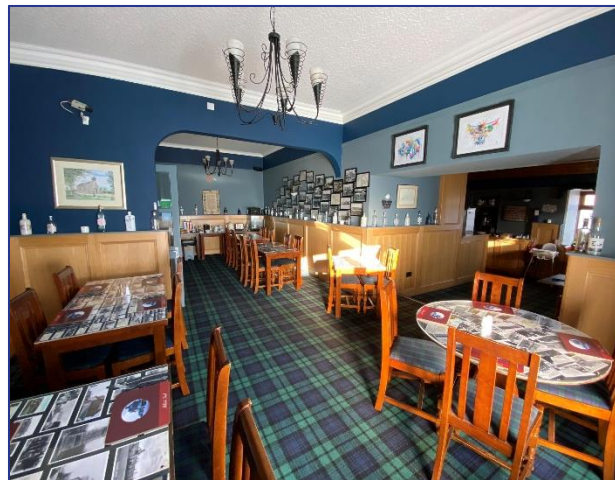
At ground floor an entrance foyer provides access to a public/lounge bar. Located off the public bar is a cellar which can also be accessed externally, storage rooms and male and female toilet facilities.

On the opposite side of the reception corridor is a restaurant area which could accommodate approximately 50 covers.

To the rear is a kitchen with additional food storage and laundry facilities adjacent.

The first floor is accessed directly via a single stairwell from ground floor. The accommodation comprises 4 en-suite letting bedrooms which are a combination of single, twin and family rooms. The attic comprises a further 4 en-suite letting bedrooms.





ACCOMMODATION	m ²	ft ²
Ground	261	2,809
First	107.2	1,153
Attic	75.5	813
TOTAL	443.7	4,775



ASKING PRICE

Our client is seeking offers over £280,000 for their heritable interest.

RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the valuation roll for the current year at:

Rateable Value - £19,400 (Proposed 2023/2024)

The business rate poundage for the financial year 2023/2024 is 49.8 pence, exclusive of water and sewerage.

EPC

EPC on application.

VAT

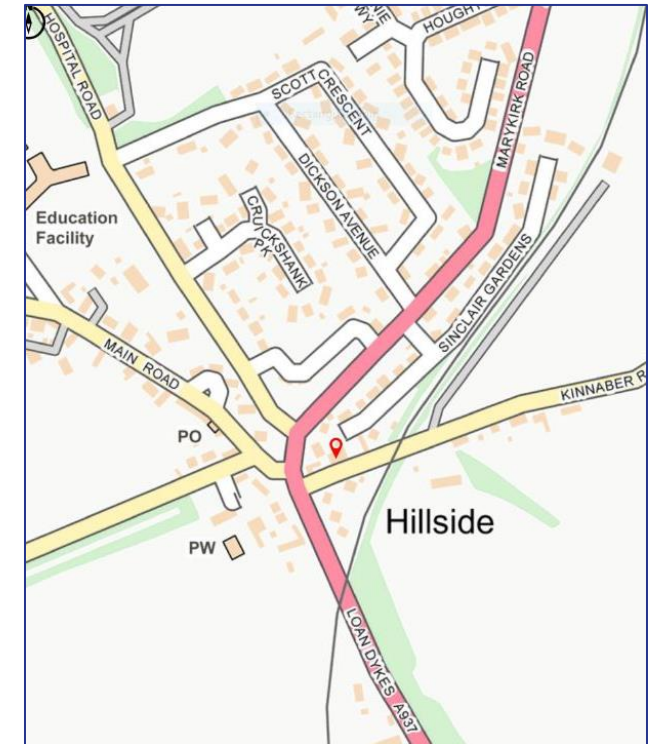
VAT would not be payable on the purchase price.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the purchaser being responsible for any LBTT, registration dues and VAT thereon.

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



For further information or viewing arrangements please contact the sole agents:

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **MARCH 2025**

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