FOR SALE

Excellent Quality 17-Bedroom Townhouse Hotel



Selkirk Arms Hotel

High Street, Kirkcudbright, Dumfries & Galloway, DG6 4JG

Offers Over- £1,200,000 - Freehold

Find out more at **www.g-s.co.uk**

- **Excellent Quality 17-Bedroom Townhouse Hotel**
- **In "heart" of historic coastal Galloway town – the "Artists" Town"**
- **Fantastic range of bars, restaurants & meeting rooms**
- **Excellent mix of local, visitor and repeat custom**
- **Turnover close to £1.2m (net) March 2026**



INTRODUCTION

Historic Note

Robert Burns is reputed to have written the "Selkirk Grace" when staying at the Selkirk Arms in 1794 :-

"Some hae meat an' canna eat
An some wad eat that want it
But we hae meat an we can eat
an "sae the Lord be thankit"."

The Selkirk Arms Hotel is a successful and profitable business, which has benefitted from a regular programme of refurbishment and upgrading to keep the hotel at its best possible position. The hotel is just off the town centre, and enjoys the additional amenity of having neat peaceful gardens, with outdoor seating, and a useful private car park. All in all, this combination of compact facilities and "critical mass" combine to create a highly profitable, rewarding and successful business.

The hotel is situated close to the centre of the attractive and well-known coastal town of Kirkcudbright, which combines successfully the more modern attractions of a picturesque resort, with a regular town centre, which includes a variety of businesses and activities and a range of local small industry and services. Kirkcudbright has long been a centre for visual artists and is known as "the Artists' Town" (the importance of which was recognised with the opening, by the Princess Royal in 2018, of Kirkcudbright Galleries — a regional gallery of national significance celebration and promoting the unique art heritage of Kirkcudbright). Them town had a long association with the Glasgow art movement, including the Glasgow Boys and the Scottish Colourists, Peploe and Cadwell, who based themselves in the area over a 30-year period from 1880 to 1910, establishing the Kirkcudbright Artists' Colony. Also, among those whom moved here from Glasgow were Hornel and Henry. Plus, of course, the all important and ever popular visitor and tourist custom prevails.

Kirkcudbright, in the beautiful Dumfries & Galloway region, has easy access to the beaches of the Solway Coast, to the Galloway Hills, Mountain Biking venues, a range of challenging golf courses and the UK's first 'Dark Sky Park' at Galloway Forest. Supporting this are two recent editions to Kirkcudbright and Galloway, the Dark Space Planetarium and the new Dark Art Distillery, both in the town centre, providing additional visitor attractions.

The present owners acquired the hotel in 2007 and spent many years developing a highly reputable and profitable business. The hotel is now not only one of the finest hotels in the local area but Scotland's South-West. Business trade is generated from repeat custom together with general tourism and high levels of local support. The sale of the Selkirk Arms Hotel offers a fantastic opportunity to acquire a well-established business with excellent cash flow and profitability.

THE PROPERTY

The Selkirk Arms Hotel is an impressive townhouse dating back to 1770 and believed to have been in hotel use continuously since that time and is an Historic Scotland Listed Building, Category B. The hotel split over ground, first and second floors is accessed both from the High Street and from the rear car park.



ACOMMODATION SUMMARY

The front of the hotel, accessed via the High Street, leads to reception office with counter behind. The hotels accommodation is laid out over 3 main levels, briefly, as follows: -

Public Areas

- Burns Room Lounge (20)
- Lounge Bar (38)
- Bistro (18)
- Artistas Restaurant (70)
- The Wee (Public) Bar (16)
- Function/Meeting Room (within the annexe) (12)

Letting Accommodation

17 Bedrooms to sleep 36.

- 8 x Double
- 5 x twin
- 2 x single
- 2 x Family

All bedrooms ensuite - 8 x Bath with Shower; 8 x Shower only; 1 x Bath only

Service Areas

- Commercial Kitchen
- Prep and Wash up Areas
- Beer Store
- Spirit Store
- Laundry
- General Storage

Outside

- Enclosed garden area at the rear
- Seating terrace for alfresco activities
- Outdoor pizza oven
- Private Car Parking (10 Spaces)









TRADE
Management Accounts for the y/e 31st March 2026 show a turnover of £1,187,925 (net), from 11 months trading only. March 2025 T/O, on 12 months trading was over £1.3m (net).

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

STAFF
TUPE regulations will be applicable to all staff.

WEBSITE / RATINGS
www.selkirkarmshotel.co.uk
TripAdvisor — 4.5 stars
Trip Advisor Travellers Choice Award 2023

SERVICES
Mains water, electricity, gas and drainage. Central heating from gas fired boilers.

ENERGY PERFORMANCE CERTIFICATE
Selkirk Arms Hotel — EPC Rating - G
The EPC is available upon request.

RATEABLE VALUE
Selkirk Arms Hotel — Rateable Value £59,375
(1st April 2026)

TENURE
Heritable (Freehold) / Outright Ownership

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.





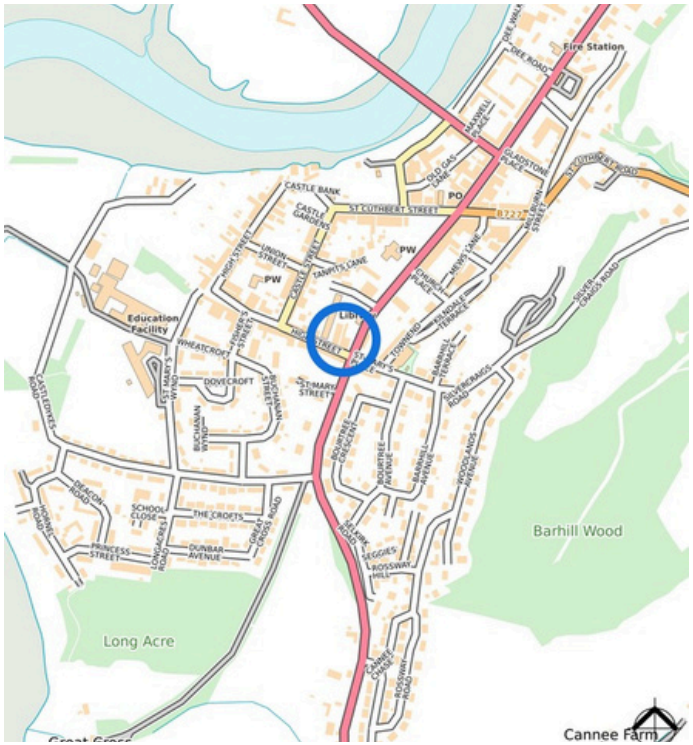






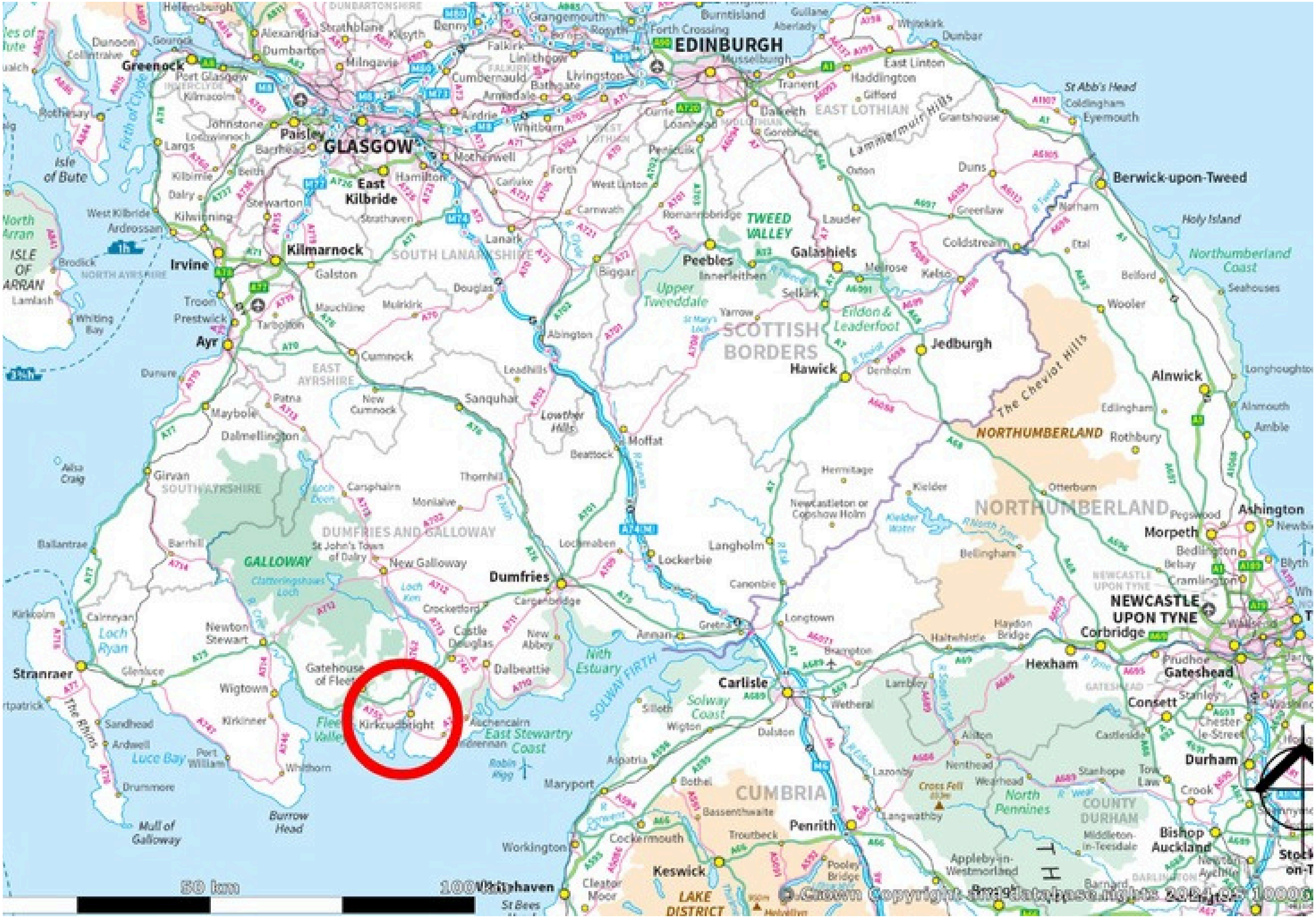





Fire Station
DEE ROAD
CASTLE BANK
CASTLE GARDENS
ST CUTHBERT STREET
B2224
PO
PW
HIGH STREET
UNION STREET
CASTLE STREET
TANNIS CANE
Education Facility
WHEATCROFT
DOVECROFT
ST MARY'S WYND
BUCHANAN STREET
ST MARY'S STREET
BUCHANAN WYND
CASTLEFORTES ROAD
DEACON ROAD
SCHOOL CLOSE
THE CROFTS
PRINCESS STREET
DUNBAR AVENUE
GREAT CROSS ROAD
BOLESTONE AVENUE
BARRHILL AVENUE
WOODLANDS AVENUE
Barhill Wood
Long Acre
CANNEE CRESCENT
ROSSWAY ROAD
Cannee Farm






EDINBURGH
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Paisley
East Kilbride
Kilmarnock
Irvine
Ayr
Troon
Prestwick
Cumnock
Sanquhar
Moffat
Lockerbie
Dumfries
Castle Douglas
Dalbeattie
New Galloway
Gatehouse of Fleet
Kirkcudbright
Newton Stewart
Wigtown
Whithorn
Stranraer
Girvan
Maybole
Annan
Gretna
Carlisle
Langholm
Hawick
Jedburgh
Galashiels
Peebles
Selkirk
Kelso
Coldstream
Berwick-upon-Tweed
Alnwick
Morpeth
Ashington
Hexham
Corbridge
Gateshead
NEWCASTLE UPON TYNE
Consett
Durham
Bishop Auckland
Penrith
Keswick
Cockermouth
Workington
Maryport
Whitehaven
SOUTH LANARKSHIRE
EAST AYRSHIRE
SOUTH AYRSHIRE
NORTH AYRSHIRE
DUMFRIES AND GALLOWAY
SCOTTISH BORDERS
EAST LOTHIAN
NORTHUMBERLAND
CUMBRIA
COUNTY DURHAM
GALLOWAY
SOLWAY FIRTH
Nith Estuary
East Stewartry Coast
Fleet Valley
Luce Bay
Loch Ryan
The Rhins
Mull of Galloway
Burrow Head
ISLE OF ARRAN
Isle of Bute
Firth of Clyde
The Cheviot Hills
Lammermuir Hills
Lowther Hills
TWEED VALLEY
Upper Tweeddale
North Pennines
Solway Coast
LAKE DISTRICT
50 km
100 km

PRICE

Offers Over £1,200,000 are invited for the heritable (freehold) interest in the whole properties, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.

VIEWING ARRANGEMENTS

Strictly by appointment only to be made through Graham + Sibbald or Smith & Co. 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 agent at the address below:



To arrange a viewing please contact:

Smith & Clough Business Associates
126 West Regent Street
Glasgow G2 2RQ



GRAEME SMITH
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Date published: **SEPTEMBER 2026**

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.