FOR SALE

Renowned, 4-Star, 8-Bedroom Island Hotel

LOWS

GRAHAM SIBBALD

Sands Hotel

Burray, Orkney, KW17 2SS

Hotel - £750,000 - Freehold/Point Cottage - Offers over £150,000 - Freehold

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

- **Renowned, 4 Star, 8-Bedroom Island Hotel**
- **Located on the Beautiful Island of Orkney – with stunning waterfront views**
- **Semi – Detached, 2-Bedroom Staff House**
- **Range of Restaurant; Lounge & Bar Facilities**
- **Turnover for 2025 close to £800,000 (net of VAT); with very attractive profit levels.**

INTRODUCTION

The Sands Hotel is located on the island of Burray, just off mainland Orkney, once only accessible by boat, but now linked by the iconic causeways - the Churchhill Barriers. The barriers were built to protect the naval anchorage of Scapa Flow from U-boat attacks, to which you can still see reains of earlier blockships in the water nearby. After crossing the first barrier you will find one of Orkney's most enduring attractions, the Italian Chapel.

Burray Itself, is a small but thriving community with a varierty of attractions, with beautiful beaches. an excellent play park and crazy golf course. Burray is also home of the Orkney Gin Company and is where the award-winning gins are produced. Thr Riute to acces s Burray is an attraction itself offering spectacular scenery. only found here.

The Sands Hotel is a 4-Star, 8-bedroom hotel. The Hotel offers 6 ensuite letting rooms plus 2 modern suites that are arranged over two floors. As well as the spacious and comfortable letting accommodation, the hotel offers its guest a variety of restaurant and bar facilities. The public bar has a feature wood burning stove, whilst the restaurant has an imitation smoke electric fire creating a cosy and welcoming atmospherefor guests and customers alike. There is also a staff house, Point Cottage, which comprises a semi-deatched two storey house located at the front of the hotel. Point Cottage has two double bedroom, bathroom, dining room living room and kicthen.

The Sellers have owned and operated the Sands Hotel for 9 years and throughout their time upgraded the hote, the availability of the hotel offers buyers a fantastic opportunity to acquire a long established and profitable Hotel business.

THE PROPERTY

The Sands Hotel is an 8-bedroom hotel, set within just under 1 acre of land, with it's origins dating back to 1860 as a herring store. In 1980 converted into a motel with 4 self-catering apartments and Lounge bar and Restaurant. The hotel's accomodation is now arranged over ground, first and second floor.

Point Cottage

Point Cottage is a semi-detatched, two storey house, it comprises kitchen, bathroom, living room, dining room with two double bedrooms at first floor.

ACOMMODATION SUMMARY

Sands Hotel – Accommodation Summary

The main entrance to the hotel is accessed from the car park, which opens into vestibule and hall whereby reception and public bar can be accessed. Letting accommodation is accessed at first floor, past the reception. To the front of the hotel is another entrance which opens up directly into the public bar. The accommodation can be summarised, briefly, as follows:-

Public Areas

- Entrance Vestibule & Hall
- Reception Area with Office Behind
- Conservatory Breakfast Room (30) accessed off restaurant
- Restaurant (40) with imitation smoke electric fire and lounge area
- Public Bar (40) with wood burning stove

Letting Bedrooms

8 Letting Bedrooms to sleep 22

- 2 x Suites
- 2 x Family
- 4 x Double

All bedrooms ensuite; 2 x shower only; 5 x bath with shower over; 1 x shower with seperate bath, all bedrooms are accessed on the first floor.

Owners Flat

- 4 Bedrooms
- 2 WCs with Shower
- Lounge
- Office
- Kitchenette

Outside

- Al Fresco Dining (26)

Service Areas

- Commercial Kitchen
- Still Room with Walk-in Fridges & Freezers
- Laundry Store
- Range of Cupboards & Stores
- Beer Celler
- Wine/Spirit Store
- Staff WC

Outside

The property is set in garden and woodland ground of approximately 1 acre :-

- Spacious Car Park
- External Stores
- Portacabin Store - used for extra freezers & further storage
- Al-fresco Picnic Table Area

Point Cottage

Accommodation summary

Point Cottage is accessed to the front of the hotel with it's accommodation arranged over ground & First Floor levels. The accommodation can be summarised, very briefly as follows:-

- Living Room
- Kitchen
- Dining Room
- 2 x Double Bedrooms
- Bathroom - bath with shower over

TRADE

The Sands Hotel is a well-established business and enjoys regular healthy turnover each year with attractive profit levels. Draft accounts for the year ended 30 November 2025 show a fantastic turnover of £799,588 (net of VAT) with EBITDA of £178,042 (22.3%)

Further trading information will be exhibited to seriously interested parties preferably following a formal viewing.

STAFF

TUPE regulations will apply to all members of staff.

LICENCE

Premises licence under the licencing (Scotland) Act 2005

WEBSITE

https://thesandshotel.co.uk/
Booking.com - 9.2 (Superb)
TripAdvisor - 4.5 (Excellent)
Trivago - 9.7 (Excellent)

SERVICES

Sands Hotel

Mains electricity and water. Drainage via private septic tank. Gas cylinders used for cooking. Heating is a combination of electric storage and panel heating along with the multi fuel stove in bar. Hot water provided by electric immersion heaters.

Point Cottage

Mains Electricity and water. Drainage via private septic tank. Oil Fired heating & hot water.

ENERGY PERFORMANCE CERTIFCATE (EPC)

Sands Hotel - EPC Rating - G
The EPC will be available upon request.

RATEABLE VALUE

Sands Hotel — Rateable Value - £1,950 (1st April 2026)
Point Cottage - Council Tax Band - "A"

TENURE

Heritable (Freehold) / Outright Ownership

EXCLUSIONS

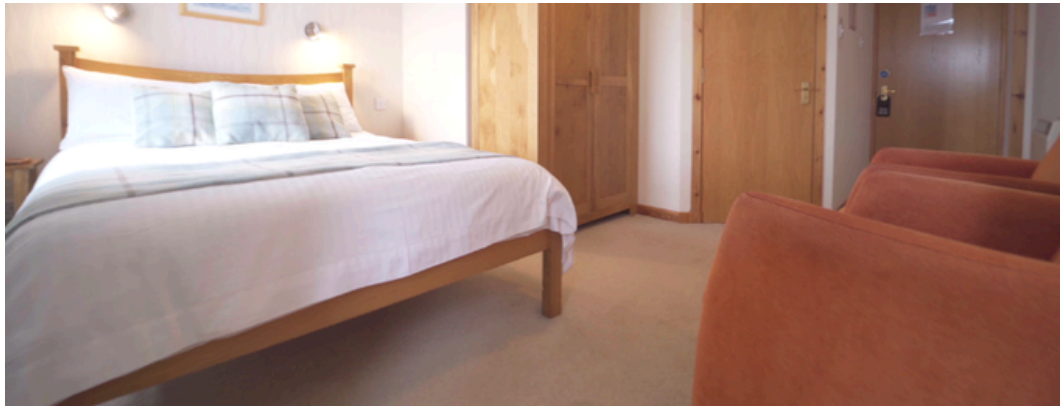
Personal effects of the vendors. Standard industry iteams held under lease or lease purchase agreement.

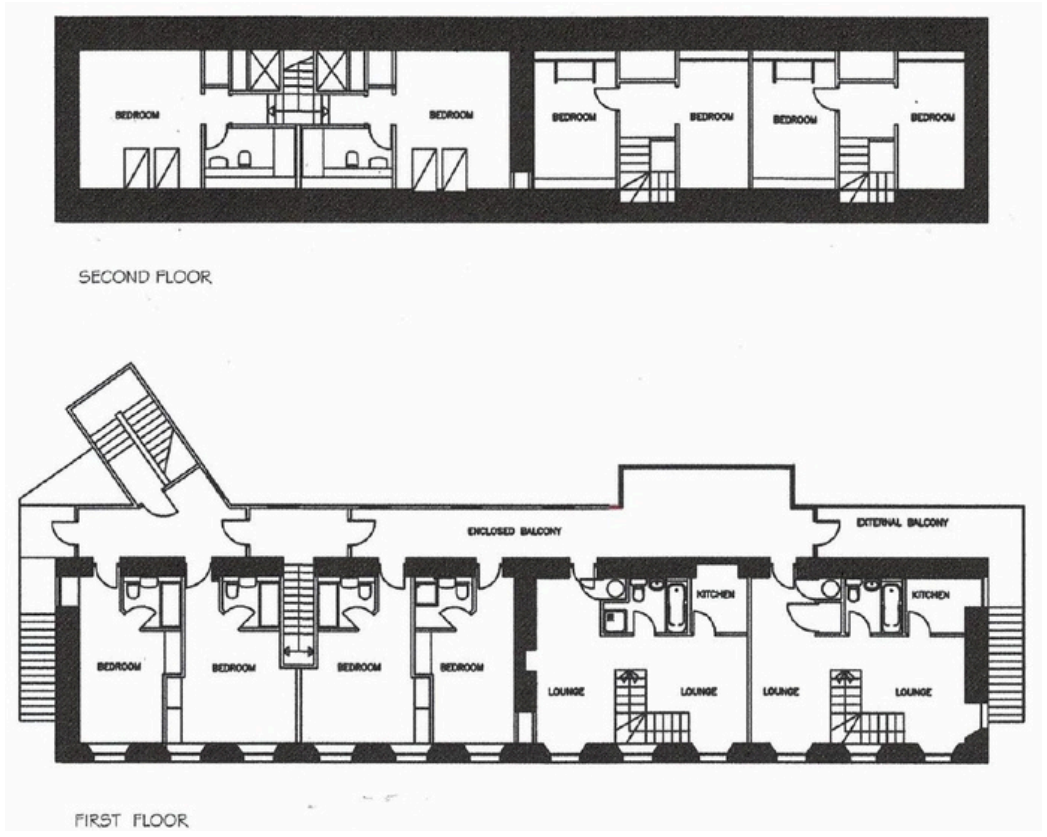
FINANCE/BUSINESS MORTGAGES

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

ANTI-MONEY LAUNDERING (AML)

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.




BEDROOM
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SECOND FLOOR
ENCLOSED BALCONY
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KITCHEN
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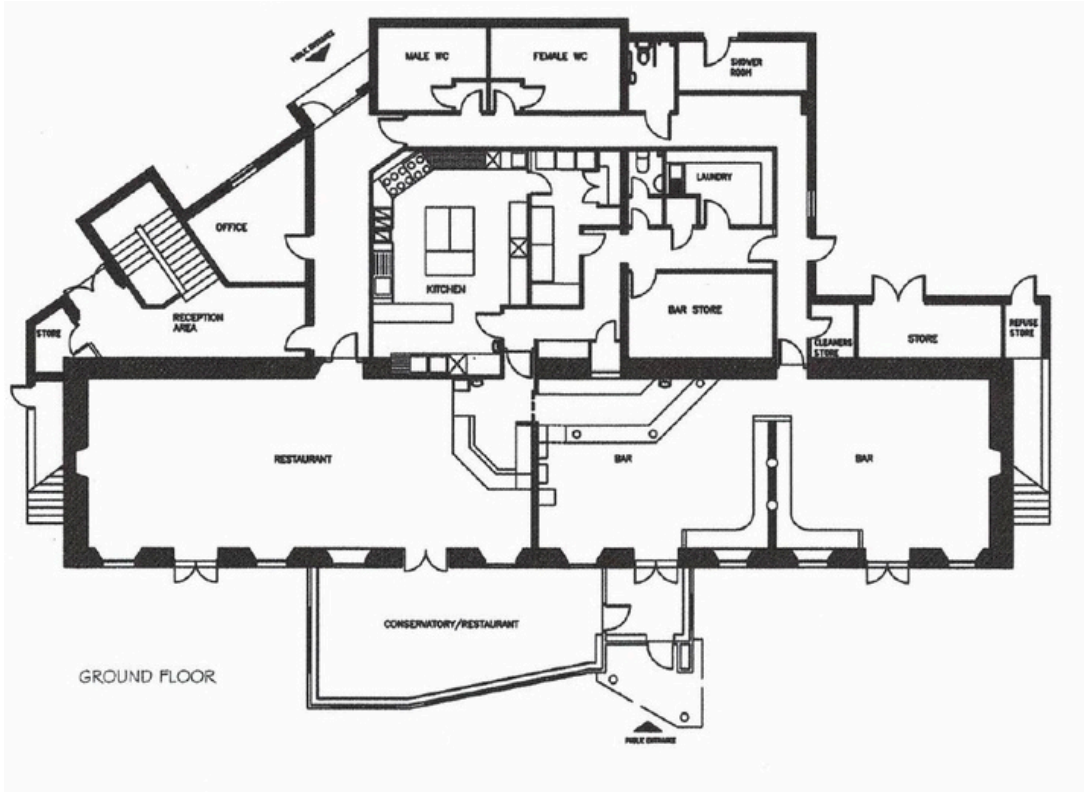
LOUNGE
FIRST FLOOR


MALE WC
FEMALE WC
SHOWER ROOM
LAUNDRY
OFFICE
KITCHEN
BAR STORE
RECEPTION AREA
STORE
CLEANERS STORE
STORE
REFUSE STORE
RESTAURANT
BAR
BAR
CONSERVATORY/RESTAURANT
GROUND FLOOR

KIRKWALL
STROMNESS
HOY
SCAPA FLOW
ROUSAY
EGILSAY
EDAY
SHAPINSAY
STRONSAY
WESTRAY
PAPA STRONSAY
SOUTH RONALDSAY
FLOTTA
BURRAY
WIDE FIRTH
GAIRSAY SOUND
EDAY SOUND
PENTLAND FIRTH
HOY SOUND
DEERNESS
BROUGH HEAD
DUNNET HEAD
10 km
20 km
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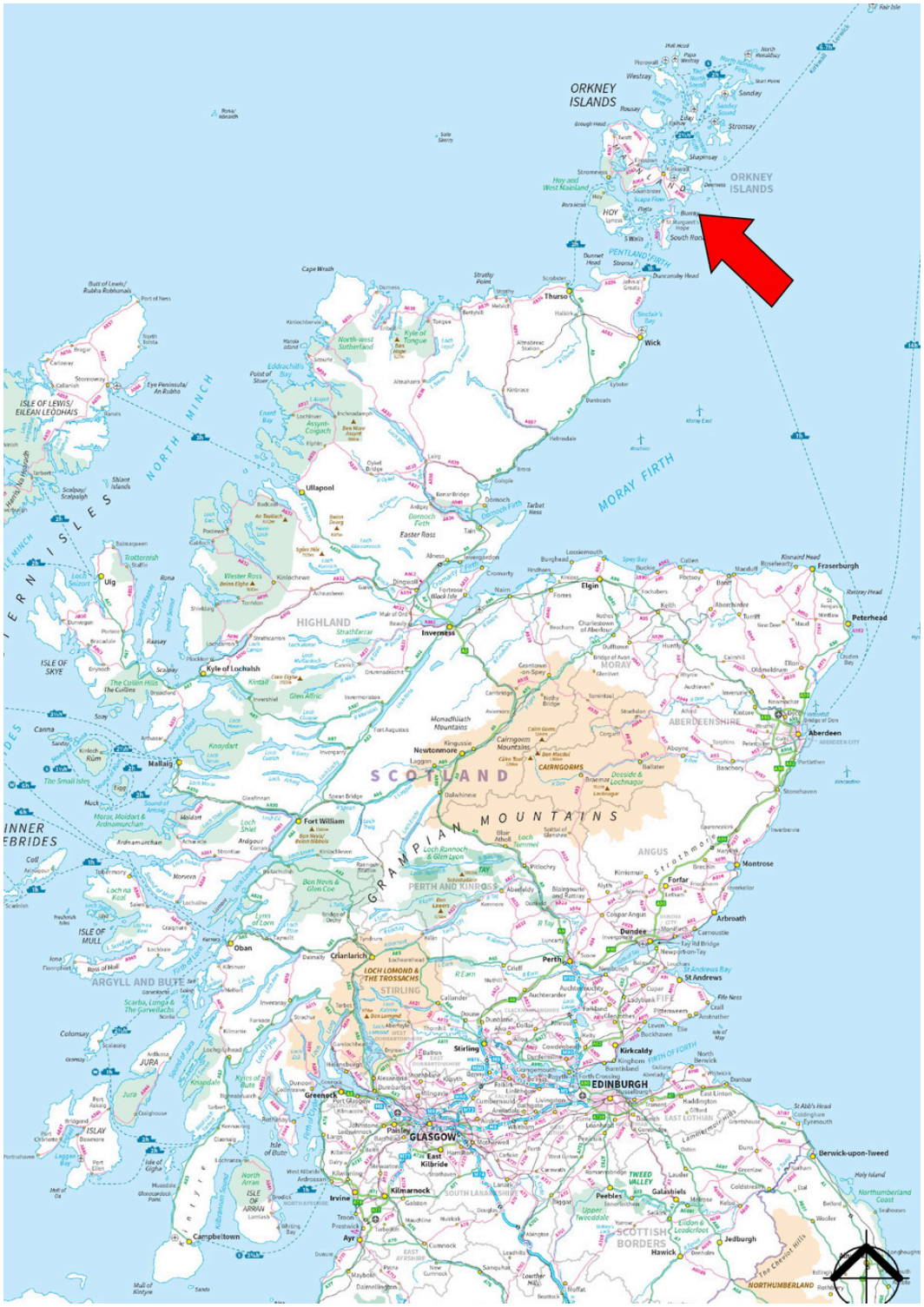
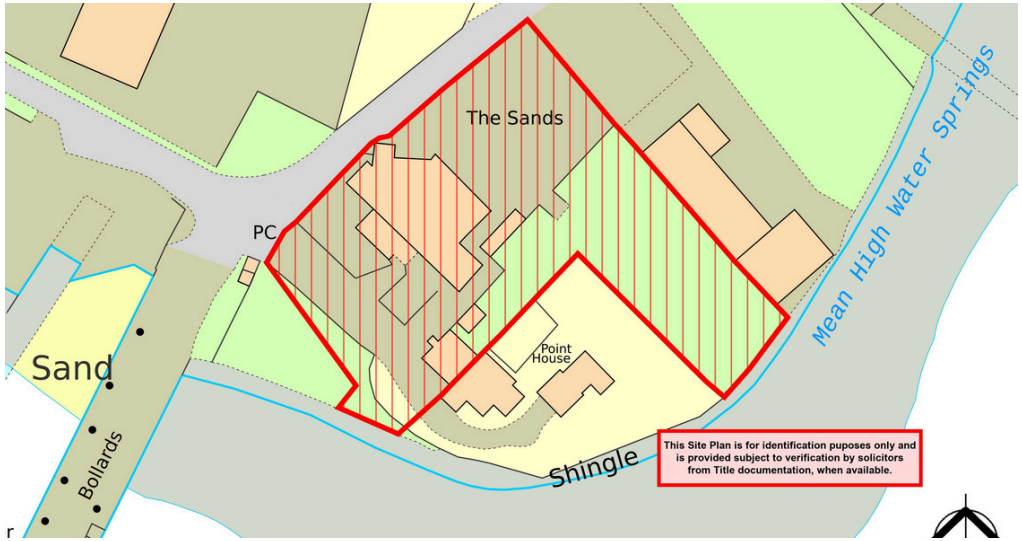

ORKNEY ISLANDS
SCOTLAND
HIGHLAND
GRAMPIAN MOUNTAINS
MORAY FIRTH
NORTH MINCH
INNER HEBRIDES
ISLE OF SKYE
ISLE OF MULL
ISLE OF ARRAN
ISLAY
JURA
ARGYLL AND BUTE
PERTH AND KINROSS
STIRLING
FIFE
ANGUS
ABERDEENSHIRE
MORAY
SCOTTISH BORDERS
NORTHUMBERLAND
EDINBURGH
GLASGOW
ABERDEEN
INVERNESS
DUNDEE
PERTH
STIRLING
FORT WILLIAM
OBAN
WICK
THURSO
KYLE OF LOCHALSH
LOCH LOMOND & THE TROSSACHS
CAIRNGORMS
TWEED VALLEY



PRICE

Sands Hotel

£750,000 is the asking price 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.

Point Cottage

Offers over £150,000 are invited for the heritable (freehold) interest in the property.

VIEWING ARRANGEMENTS

Strictly by appointment only to be made through 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 agent at the address below:

To arrange a viewing please contact:

GRAHAM SIBBALD

Graham + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB

KATIE TAIT
Associate - Hotel + Leisure
katie.tait@g-s.co.uk
07500 423 941

MAX WALLACE
Graduate Surveyor - Hotel + Leisure
max.wallace@g-s.co.uk
077881 244 790

LOWS

Lows Orkney
5 Broad Street
Kirkwall
Orkney
KW15 1DH

SHARON LAUGHTON
Estate Agent
Sharon.laughton@lowsorkney.co.uk
01856 873 151

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