FOR SALE

Well-Established 10-Bedroom Town Centre Hotel

GRAHAM SIBBALD



Kings Arms Hotel

31-33 St. Andrew Street, Castle Douglas, Dumfries & Galloway, DG7 1EL

Offers Over- £400,000 - Freehold

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

- **Well- Established 10-Bedroom Town Centre Hotel**
- **Located in Busy Market Town in Popular Dumfries & Galloway**
- **Great Range of F&B Facilities; inc Beer Garden**
- **Spacious 3-bedroom Private Accommodation**
- **Adjoining 2-bedroom flat Available in Addition**
- **Turnover in excess of £465,000 (net)**



INTRODUCTION

The Kings Arms Hotel is a 10-bedroom town centre hotel, located in the heart of Castle Douglas, within the thriving, popular region of Dumfries and Galloway. The hotel is a town centre establishment which welcomes tourists and locals alike. Set in the picturesque region of Dumfries and Galloway, the hotel also hosts a year-round trade of golfers, bikers, cyclists, hikers and sight-seers keen to take advantage of the area's outstanding natural beauty, from the interesting Solway Coastline to the renowned Galloway Dark Sky Park.

The Kings Arms retains rural Scottish charm, while also boasting a variety of modern bar and restaurant facilities to serve a broad clientele. Its 10 bedrooms are attractive and comfortable, providing guests a home away from home. In addition, the hotel boasts a very spacious 3-bed flat, ideal either as a home for owners or excellent accommodation for residential staff.

An adjacent two-bedroom flat, used for self-catering purposes, is available for purchase, in addition, and is an excellent asset to the hotel's accommodation.

Castle Douglas's enviable position on the A75 Euro route, linking the M6/M74 at Gretna Green to Stranraer and Cairnryan; the Northern Ireland ferry terminal, renders it a busy market town, with easy access to the beaches of the Solway Coast, the Galloway Hills, 7Stanes Mountain Biking venues and the UK's first 'Dark Sky Park' at Galloway.

The Kings Arms Hotel, owned by the sellers for over 30 years, is a fantastic opportunity for new entrants to the hotel and licensed property trade, bringing with it years of an excellent local reputation and popularity. Regularly reviewed on Trip Advisor receiving a 4.7 rating.

THE PROPERTY

The Kings Arms Hotel is a historic former coaching inn dating back to the early 19th century, situated on the corner of St Andrew's Street and Queen Street.

The Kings Arms Hotel comprises lounge bar, bar, restaurant and letting accommodation arranged over two floors, with owner's accommodation located at first floor and a separate annexe, accessed adjacent to the main hotel entrance, presently used as Airbnb accommodation.

ACOMMODATION SUMMARY

From the street pavement, steps lead up to the hotel's main entrance, which leads into the entrance vestibule and hotel reception from where there is access to the public areas and bedrooms. The accommodation can be described, briefly, as follows: -

Public Areas

- Entrance Vestibule
- Reception Foyer (4) with Reception Desk & Office behind
- Snug Bar (10)
- Lounge Bar (18) with Bar Servery
- Bar Lounge (14)
- Restaurant (60)
- Resident's Lounge at first floor level

Letting Bedrooms

10 Letting Bedrooms to sleep 21.

- 2 x double
- 4 x twin
- 1 x triple
- 1 x family
- 2 x single

9 bedrooms ensuite; 4 x bath with shower; 4 x shower only; 1 x bath only
1 bedroom with separate, private bath with shower room.

















Private Accommodation

Situated on the first floor is a private flat, ideal for owners or managers, with accommodation of:-

- Living Room
- 3 x Double Bedrooms (one with walk-in wardrobe)
- Kitchen
- Bathroom

Service areas

- Commercial Kitchen
- Still Room with Walk in Fridge, Chest Freezers
- Staff Room with Changing Facilities & WC
- Drying & Laundry Room
- Range of Stores
- Beer Cellar/Spirit Store — in basement

Outside

- Car Park (20 spaces) — accessed from Queen Street
- Courtyard Beer Garden (20)
- External Sheds/Stores

Separate Flat

Adjacent is a separate ground floor flat (31 St. Andrew Street) used as a letting annexe to the hotel or for short term s/c letting (Airbnb style). The accommodation comprises: -

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

Note: the separate flat is available in addition to the hotel, by separate negotiation.

TRADE
Accounts for the year ended 30th November 2025 show a turnover of £465,831 (net). 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 Licensing (Scotland) Act 2005.

WEBSITE/RATINGS
https://www.galloway-golf.co.uk/
Trip Advisor — 4.7 Excellent
Hotels.com — 9.2 Wonderful

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

ENERGY PERFORMANCE CERTIFICATE
Kings Arms Hotel — EPC Rating — G
31 St Andrew Street — EPC Rating - C

The EPC is available on request.

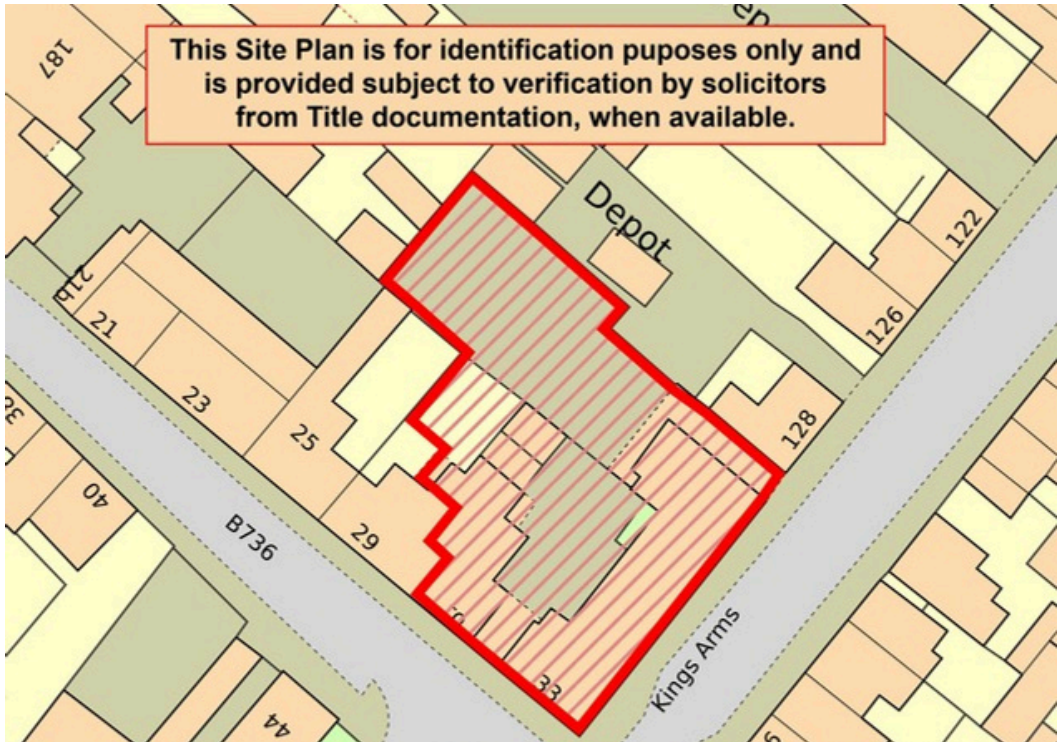
RATEABLE VALUE/COUNCIL TAX
Kings Arms Hotel — Rateable Value £26,300 (1st April 2026)
31 St Andrew Street — Council Tax — Band "B"

TENURE
Heritable (Freehold) / Outright Ownership



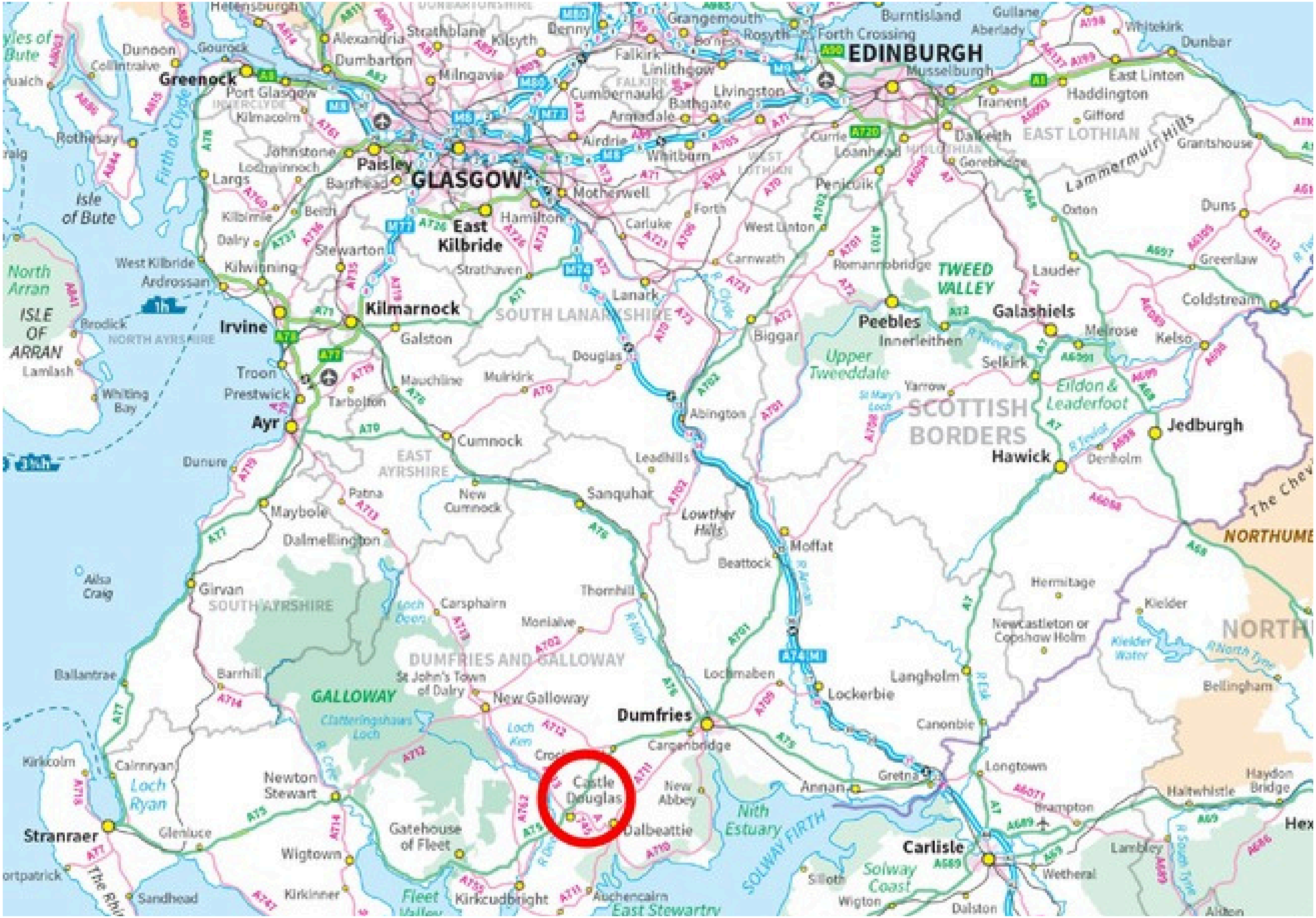





This Site Plan is for identification puposes only and is provided subject to verification by solicitors from Title documentation, when available.
Depot
187
21a
21
23
25
29
33
40
44
122
126
128
B736
Kings Arms


Facility
Whitepark Hill
PW
TRINITY LANE
DOUGLAS GARDENS
DOUGLAS TERRACE
DOUGLAS PLACE
DOUGLAS COURT DRIVE
BLACKPARK ROAD
COTTON STREET
CHURCH STREET
KINGS COURT
QUEEN STREET
MILLER PLACE
SCOTT WAY
ACADEMY STREET
ST RINGAN DRIVE
B736
ST ANDREW STREET
ST ANDREW DRIVE
QUEEN ELIZABETH DRIVE
KING STREET
MARLE STREET
QUEEN STREET
LOCHSIDE ROAD
WHITEPARK ROAD
WHITEPARK DRIVE
CARLINGWARK STREET
MEADOW VIEW




EDINBURGH
GLASGOW
Greenock
Port Glasgow
Dunoon
Gourock
Helensburgh
Alexandria
Dumbarton
Strathblane
Kilsyth
Milngavie
Denny
Grangemouth
Falkirk
Linlithgow
Cumbernauld
Livingston
Bathgate
Armadale
Airdrie
Whitburn
Currie
Loanhead
Dalkeith
Musselburgh
Tranent
Haddington
East Linton
Dunbar
Burntisland
Forth Crossing
Gullane
Aberlady
Whitekirk
Gifford
EAST LOTHIAN
Lammermuir Hills
Grantshouse
Gorebridge
Penicuik
Paisley
Johnstone
Lochwinnoch
Barrhead
Motherwell
Hamilton
East Kilbride
Kilmacolm
Rothesay
Largs
Isle of Bute
Firth of Clyde
Beith
Kilbirnie
Dalry
Stewarton
West Kilbride
Ardrossan
Kilwinning
Irvine
Kilmarnock
North Arran
ISLE OF ARRAN
Brodick
Lamlash
NORTH AYRSHIRE
Galston
Troon
Prestwick
Ayr
Tarbolton
Mauchline
Muirkirk
Cumnock
Whiting Bay
Dunure
EAST AYRSHIRE
Patna
New Cumnock
Maybole
Dalmellington
Sanquhar
Strathaven
Lanark
Carluke
Forth
West Linton
Carnwath
Biggar
SOUTH LANARKSHIRE
Douglas
Abington
Leadhills
Lowther Hills
Moffat
Beattock
Peebles
Innerleithen
Romannobridge
Upper Tweeddale
TWEED VALLEY
Galashiels
Melrose
Selkirk
Lauder
Oxton
Duns
Greenlaw
Coldstream
Kelso
Eildon & Leaderfoot
Yarrow
SCOTTISH BORDERS
Jedburgh
Hawick
Denholm
The Cheviot
NORTHUMBERLAND
Ailsa Craig
Girvan
SOUTH AYRSHIRE
Carsphairn
Loch Doon
Moniaive
Thornhill
DUMFRIES AND GALLOWAY
GALLOWAY
Barrhill
St John's Town of Dalry
New Galloway
Ballantrae
Clatteringshaws Loch
Loch Ken
Crocketford
Dumfries
Lochmaben
Lockerbie
Langholm
Hermitage
Kielder
Kielder Water
Newcastleton or Copshaw Holm
Canonbie
Bellingham
Cargenbridge
Castle Douglas
Dalbeattie
New Abbey
Nith Estuary
Solway Firth
Annan
Gretna
Longtown
Brampton
Haltwhistle
Haydon Bridge
Kirkcolm
Cairnryan
Loch Ryan
Stranraer
Glenluce
Newton Stewart
Gatehouse of Fleet
Wigtown
Kirkinner
Kirkcudbright
Auchencairn
East Stewartry
Fleet Valley
Sandhead
Portpatrick
Silloth
Solway Coast
Wigton
Carlisle
Dalston
Wetheral
Lambley
Alston
Hexham

PRICE

Offers around £400,000 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.

Offers over £85,000 are invited for the heritable (freehold) interest in 31 St Andrew Street.

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. No approach to be made to the property or members of staff

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.

OFFERS

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

Graham + Sibbald
40 Torphichen Street Edinburgh EH3 8JB

GRAHAM SIBBALD



To arrange a viewing please contact:



ALISTAIR LETHAM
Consultant - Hotel + Leisure
Alistair.Letham@g-s.co.uk
07836 341 710



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

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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.