

FOR SALE

A Rare Opportunity to Acquire a Well-Positioned Coastal Hospitality Business



Tigh Na Mara

Main St, Sandhead, Stranraer, DG9 9JF

Offers in the region of £925,000

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

- **Village Hotel**
- **8 letting bedrooms**
- **2 bedroom self-catering house**
- **100 cover restaurants**
- **2 commercial kitchen (one external for TigtoGo)**
- **Car park equipped with an EV charging point**
- **Lovely position overlooking the sea**



INTRODUCTION

Tigh na Mara Hotel presents a rare opportunity to acquire a well-positioned coastal hospitality business, set just moments from a stunning stretch of unspoilt sandy beach. Located within one of Scotland's most scenic and naturally sheltered coastlines, the area benefits from the warming influence of the Gulf Stream, resulting in a milder climate and extended trading season compared to many comparable locations. The business combines strong lifestyle appeal with clear commercial potential.

At its heart is an award winning and a welcoming and established food and beverage offering, built around a relaxed, informal dining experience that appeals to both visitors and a loyal local customer base. The location is near to a very busy caravan park which brings considerable trade during the year. The restaurant showcases a broad, accessible menu with an emphasis on quality Scottish produce, providing an excellent platform for further development and revenue growth.

Guests can enjoy a variety of trading environments, including a comfortable lounge for after-dinner drinks, a traditional public bar centred around a feature coal fire, and a well-positioned beer garden with heated outdoor pods that prove particularly popular during the summer months. These multiple trading areas allow an owner-operator to maximise spend per head and adapt the offering throughout the year.

TigtoGo offers a significant boost to the food and beverage sales. This stand alone business is run from a detached, commercial kitchen located to the rear of the carpark. During the business season this offers both takeaway food and delivered food to the local campsite. This business adds a significant six figure income to the business.

The accommodation comprises eight en-suite letting bedrooms, all refurbished to a strong standard, offering immediate income with scope to enhance average room rates through repositioning and active management. The current operation includes a pet-friendly policy across a selection of rooms, broadening market appeal and driving occupancy.

Overall, Tigh na Mara represents an excellent turnkey opportunity for an owner-operator seeking a coastal lifestyle business with proven trading foundations and the ability to unlock further value through hands-on management, marketing, and potential enhancement of the food, beverage and accommodation offering.

ACCOMMODATION SUMMARY

Public Areas

- Restaurant — 100 covers
- Public Bar
- 8 letting rooms
- 2 bedroom self catering house

Service Areas

- 2 Commercial Kitchens

Management Office

- Beer Cellar

Outside

- Car parking for around 10 vehicles

STAFF

TUPE regulations will apply to all members of staff.

TRADE

Historic trading information can be provided to genuinely interested parties after viewing of the property.

LICENCE

Premises License under the Licensing (Scotland) Act 2005.

SERVICES

Mains electricity, water and drainage. Gas comes from an LPG Tank.

RATEABLE VALUE

The Rateable Value — Hotel - £30,000; Self catering house £3,700





ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate will be available upon request.

TENURE

Freehold Interest of the Property. There is a trade tie to Belhaven Brewery, which offers significant discounts on bulk beer purchases.

EXCLUSIONS

Personal effects of the vendor.

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.

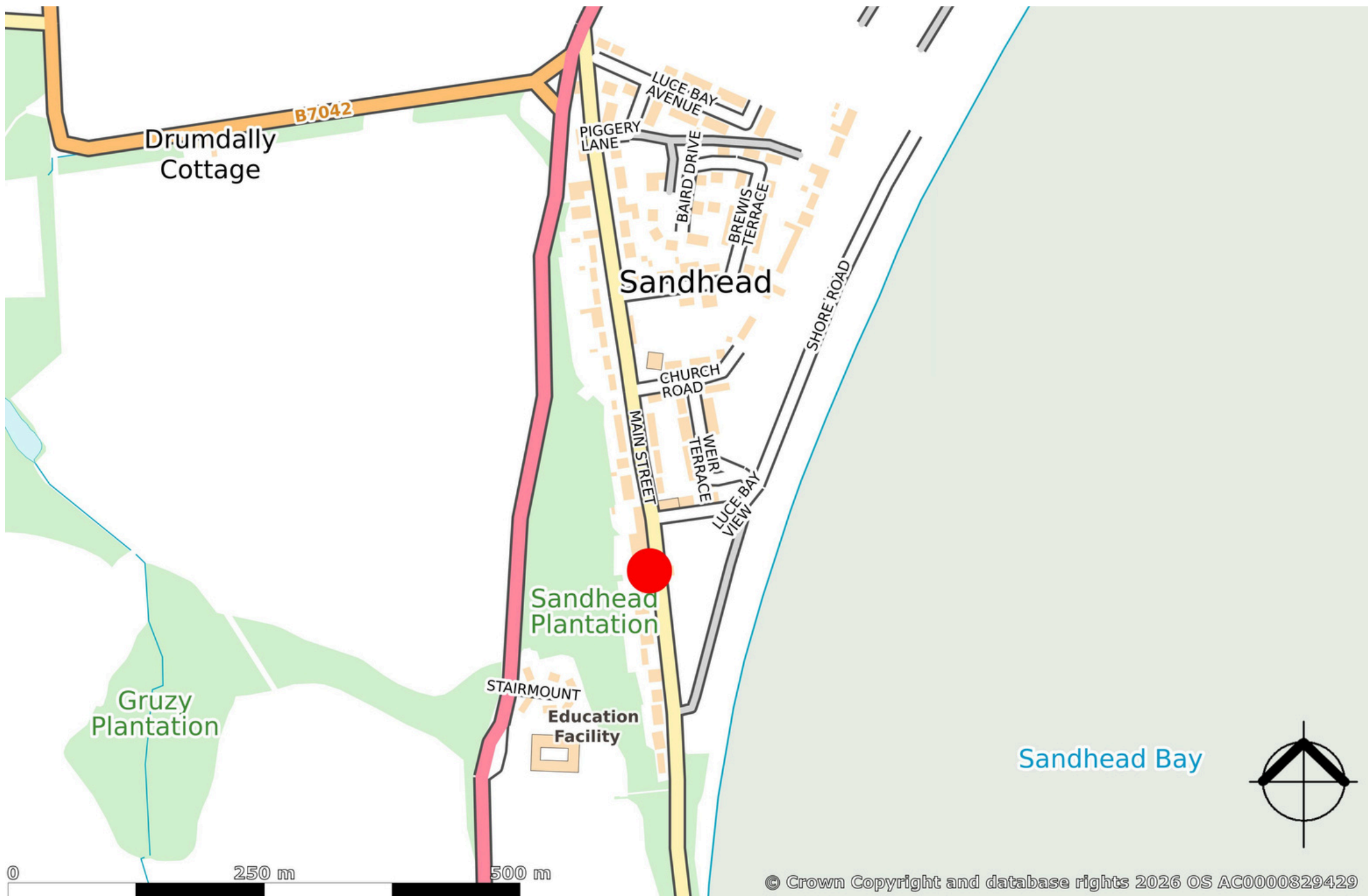












PRICE

Offers in the region of £925,000 are invited for the **freehold interest** in the property, the trade fixtures, fittings, furnishings and equipment, 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.

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 agents at the address below:

Graham + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB



To arrange a viewing please contact:

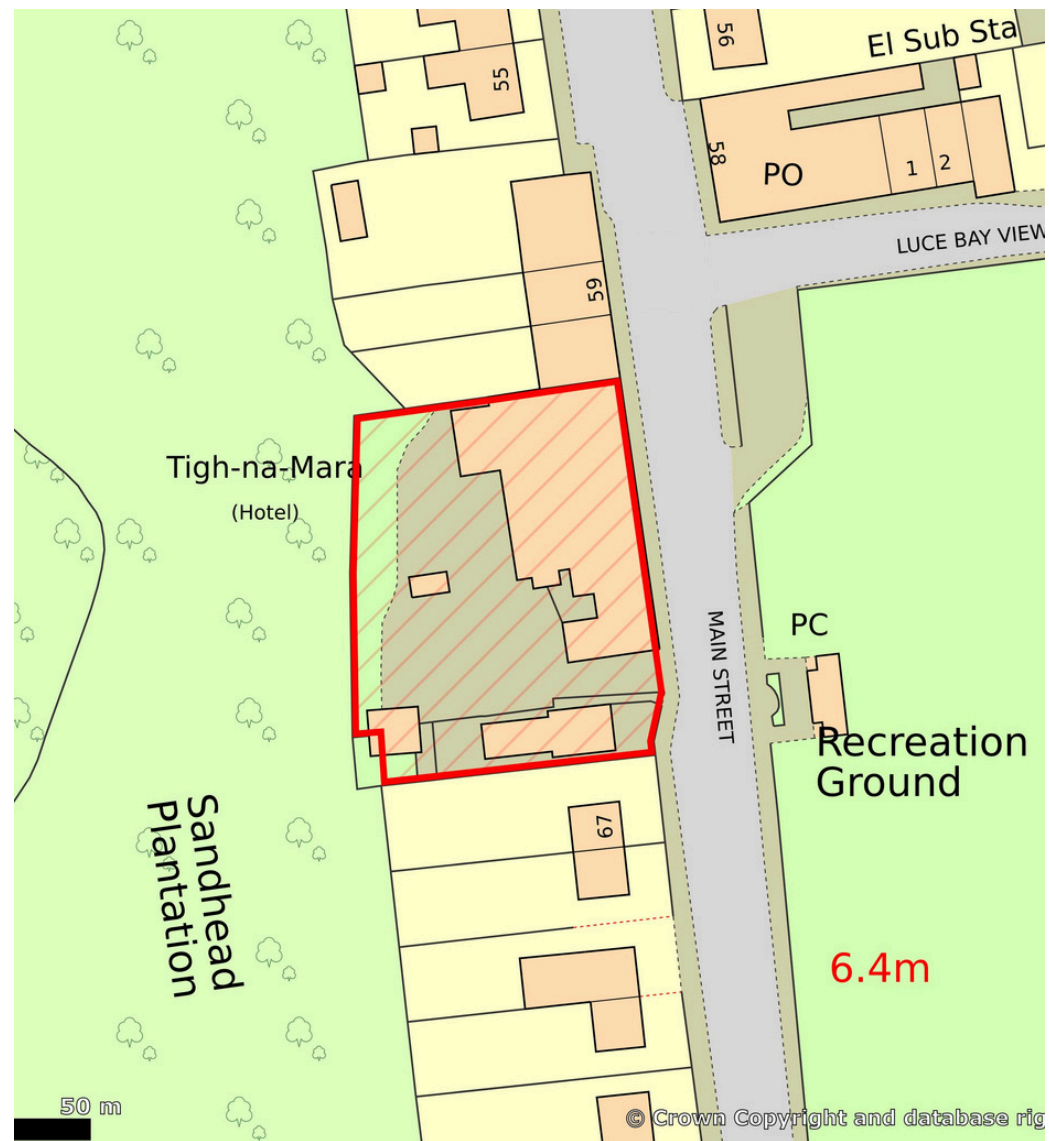


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Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal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