

**FOR SALE**

Established & Well Presented 9-bedroom Hotel



**Thrums Hotel**

**25 Bank Street, Kirriemuir, DD8 4BE**

Offers around £750,000 - Freehold

Find out more at  
[www.g-s.co.uk](http://www.g-s.co.uk)



- **Established & Well Presented 9-bedroom Hotel**
- **Town Centre Location in Kirriemuir – “The Gateway to the Glens”**
- **Impressive Public Bar with Small Function Room**
- **2-bedroom Owners Accommodation**
- **Profitable Business – six figure profit from relatively low turnover**



## INTRODUCTION

The Thrums Hotel is located within the charming town of Kirriemuir, noted as the “Gateway to the Glens” and commonly known as the birthplace of author Sir JM Barrie the creator of Peter Pan. Kirriemuir is readily accessible being situated off the A90 and A94, 19 miles north of Dundee and 27.5 miles from Perth.

The town is popular and welcomes tourists year-round. Kirriemuir is a great base for exploring, where visitors can easily access several of the Angus Glens from here with some fantastic walking and wildlife spotting opportunities, including 10 ‘Munros’ – ideal for cyclists, drivers, hill walkers and nature lovers alike. The town itself offers its visitors a variety of local shops, restaurant and pub amenities, with the Thrums Hotel being a local favourite.

The Thrums Hotel itself is an established and very well presented 9-bedroom hotel that offers its guests the best of both with charming features and modern comfortable accommodation. The range of public areas offers guests both places to relax after a day of basking in the wonderful nature Angus has to offer, or to enjoy drinks and a good meal. The hotel benefits from a large public bar with a small function room which can be closed off with sliding doors. There is also private owner’s accommodation with the hotel comprising 2-bedrooms, lounge, and shower room. Externally the hotel has car parking for c.20 cars with a patio terrace to enjoy al-fresco dining.

The sellers have owned and operated the Thrums Hotel for 33 years and have, over the years, refurbished and redecorated the hotel to offer good quality letting accommodation and food and beverage facilities. The availability of the Thrums Hotel offers buyers a fantastic opportunity to acquire an established, well-loved town centre hotel business.







## THE PROPERTY

The Thrums Hotel dates from the Georgian era and its frontage is Historic Scotland category B-Listed, located in the Kirriemuir Conservation Area.

## ACCOMMODATION SUMMARY

From Bank Street, there are two main entrances into the hotel, on the right providing access directly to the public bar, on the left opening up into entrance hall and lounge with access to letting accommodation via staircase to first floor. The accommodation can be summarised, briefly, as follows: -

### Public Areas

- Entrance Vestibule & Hall
- Entrance Lounge / Cosy 'Snug' Bar (8)
- Breakfast Room (30)
- Large Public Bar (50)
- Small Function Room (40-50)

### Letting Bedrooms

9 Letting Bedrooms to sleep 18

- 4 x twin
- 4 x double
- 1 x family

All bedrooms ensuite; 8 x shower only; 1 x bath with shower over

### Owners Accommodation

- 2 bedrooms, lounge and shower room

### Service Areas

- Store (former office)
- Range of stores / cupboards
- Kitchen with prep area
- Walk in fridge/freezer

### Outside

- Car parking (20 spaces)
- Patio Terrace with alfresco seating
- 3 x Outhouse Stores







## TRADE

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.thrumshotel.co.uk/>

Booking.com – 7.9 (Good)

Trip Advisor – 4.0 (Very Good)

## SERVICES

Mains gas, electricity, water and drainage. Heating and hot water via gas fired boiler.

## ENERGY PERFORMANCE CERTIFICATE

Thrums Hotel – EPC Rating – TBC

The EPC is available on request.

## RATEABLE VALUE / COUNCIL TAX

Thrums Hotel - Rateable Value £20,000 (1st April 2023).

## TENURE

Heritable (Freehold) / Outright Ownership.

## EXCLUSIONS

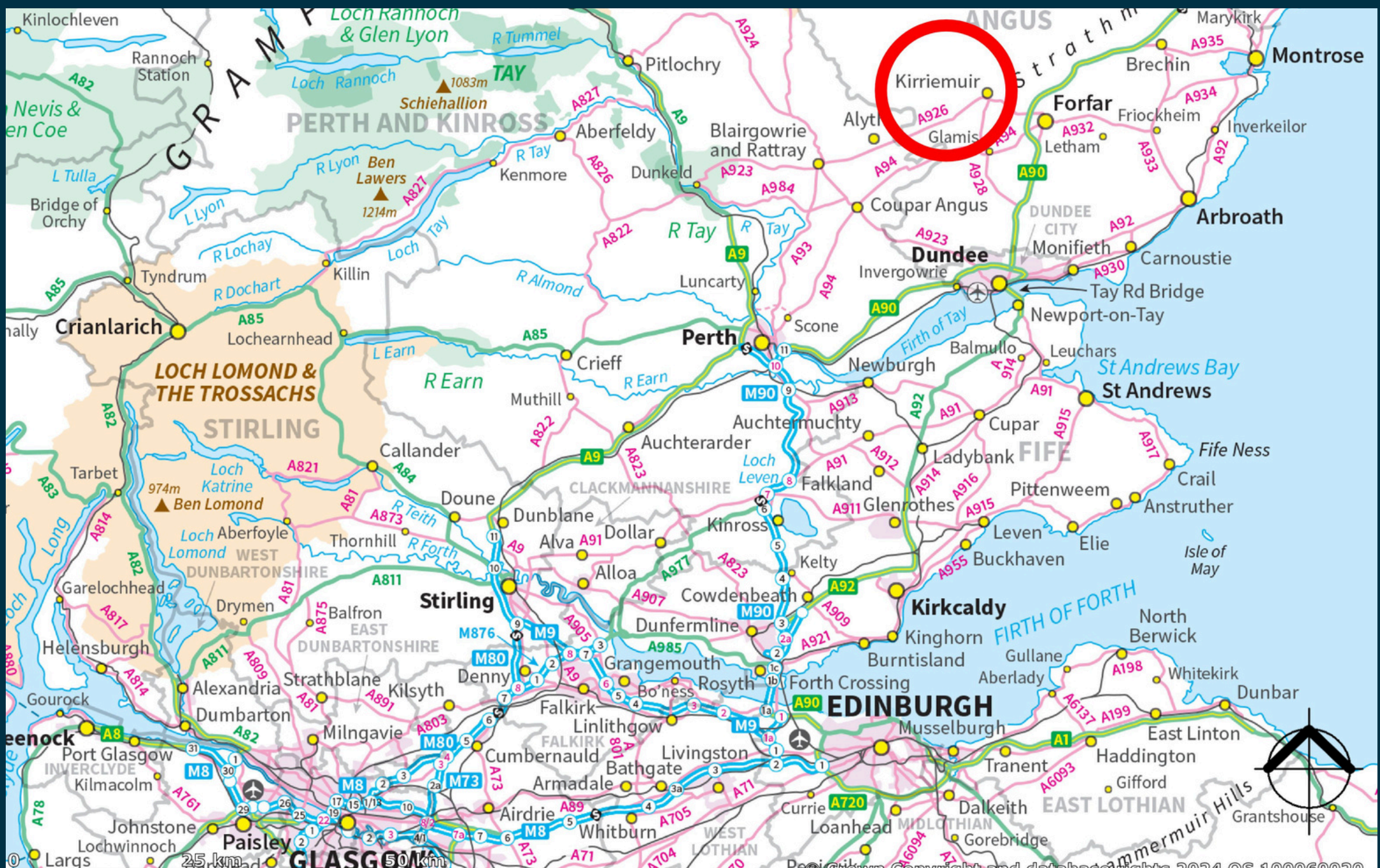
Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.













## PRICE

Offers around £750,000 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.

## 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.

## VIEWING

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 and Sibbald  
233 St Vincent Street  
Glasgow  
G2 5QY



To arrange a viewing please contact:



**Peter Seymour**  
**Director of Hotel & Leisure**  
Peter.Seymour@g-s.co.uk  
07967 551 569



**Katie Tait**  
**Hotel + Leisure Agent**  
Katie.Tait@g-s.co.uk  
07500 423 941

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

Date published: **July 2024**

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.