FOR SALE

DEVELOPMENT / HOTEL OPPORTUNITY / ESTABLISHED BUSINESS

UNIQUE OPPORTUNITY TO ACQUIRE HOTEL / PUBLIC BAR PREMISES

SUITABLE FOR A VARIETY OF DIFFERENT USEs (SUBJECT TO CONSENT)

8 EN-SUITE LETTING ROOMS

LOCATED WITHIN SMALL RESIDENTIAL VILLAGE

GIA: 443.7 SQ M (4,775 SQ FT)

ASKING PRICE: OFFERS OVER £265,000

VIDEO TOUR WHAT 3 WORDS



REDUCED PRICE

HILLSIDE HOTEL, KINNABER ROAD, HILLSIDE, MONTROSE, DD10 9HE

CONTACT: Scott Robertson s.robertson@shepherd.co.uk | 07880502651 | **shepherd.co.uk**

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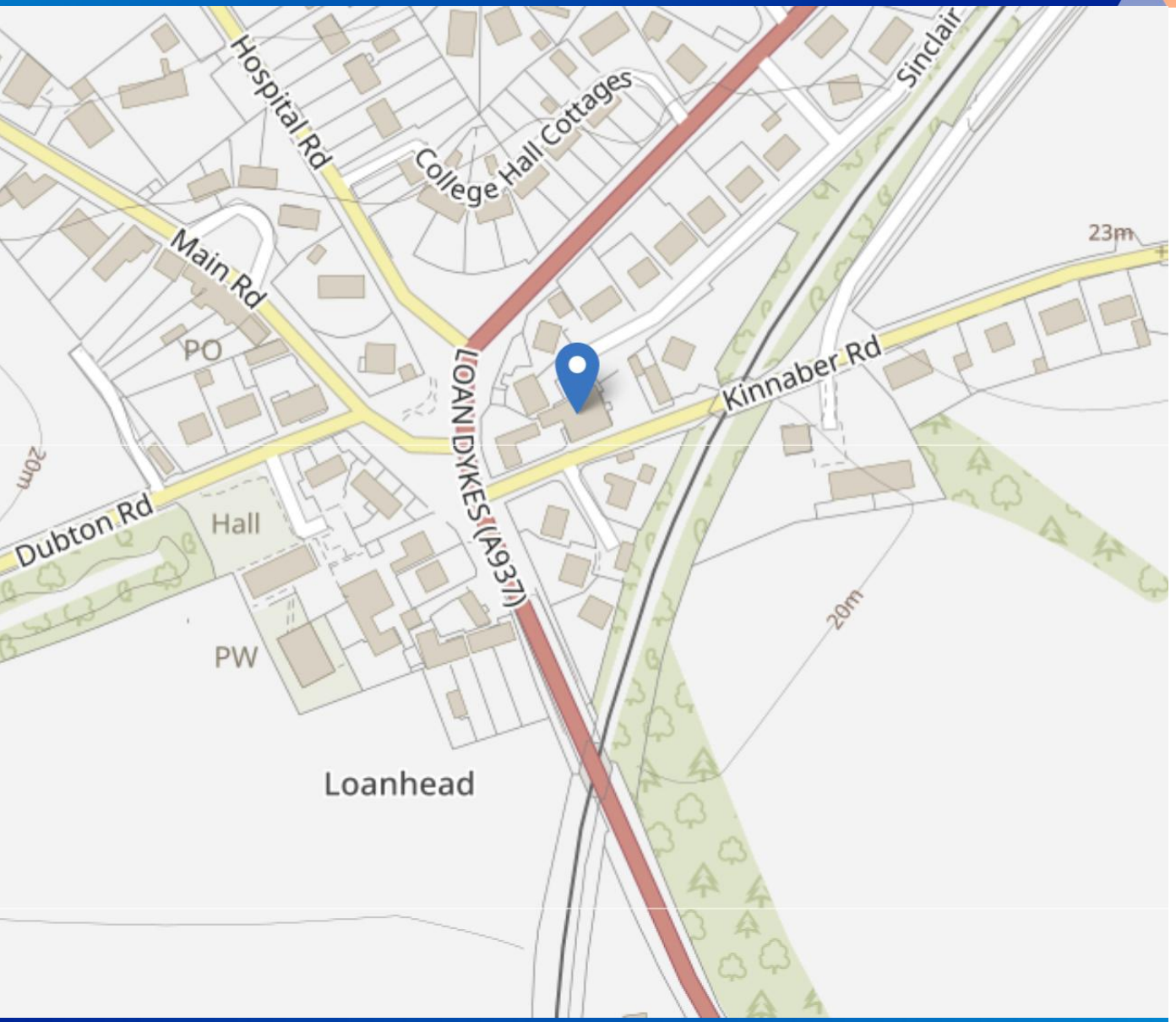
Location



LOCATION

The subjects are located within the small residential village of Hillside which lies approximately 2 miles North-West of Montrose. Montrose is a well-established market town within the county of Angus and has a population of approximately 13,250 people and is the main commercial centre serving the wider rural community.

Montrose is located approximately 30 miles north of Dundee and 36 miles south of Aberdeen. The town, sits on the East Coast Railway Line linking London and Aberdeen and connects into the trunk road network via the A92 coastal tourist route and the A935, Brechin Road.

Montrose is an important employment centre for the northeast providing a busy commercial port for the agriculture, oil and gas industries. As well as being an attractive place to live, Montrose is also a popular destination for tourists.

Montrose is an up-and-coming location and has been earmarked as a major port for expansion of Scotland's renewable energy infrastructure plan with the £3Bn 'Seagreen' offshore windfarm in planning which will bring significant benefits to the town in terms of employment numbers and demand for residential and hotel space.

https://www.seagreenwindenergy.com/

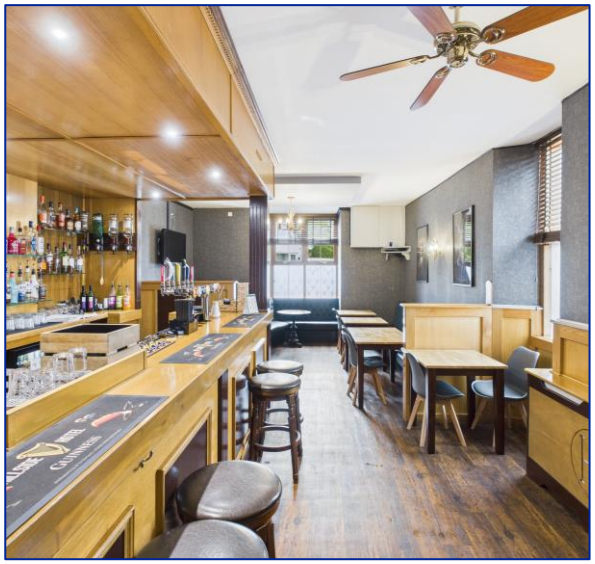
The property is principally surrounded by traditional residential properties.

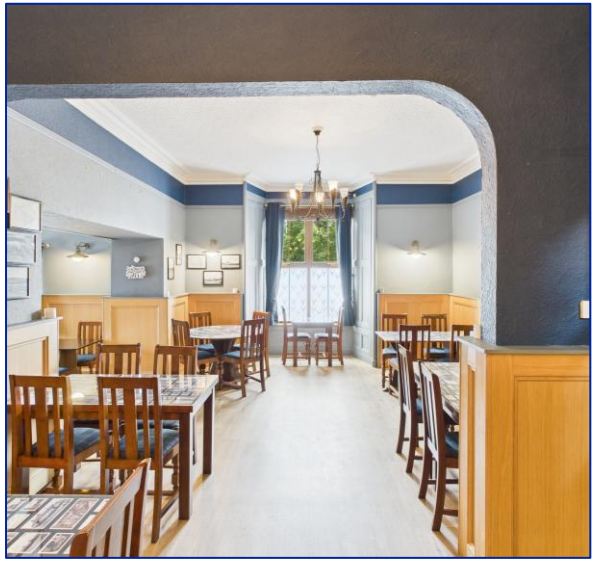
Description

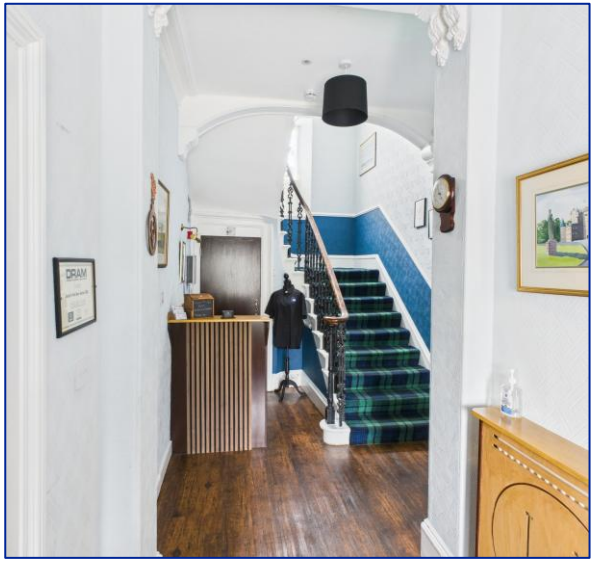
FIND ON GOOGLE MAPS

Description









DESCRIPTION

The subjects comprise a small detached hotel trading as Hillside Hotel.

The property is two storey and attic in height with further single storey extensions to the side and rear.

At ground floor an entrance foyer provides access to a public/lounge bar. Located off the public bar is a cellar which can also be accessed externally, storage rooms and male and female toilet facilities. On the opposite side of the reception corridor is a restaurant area which could accommodate approximately 50 covers. To the rear is a kitchen with additional food storage and laundry facilities adjacent.

The first floor is accessed directly via a single stairwell from ground floor. The accommodation comprises 5 en-suite letting bedrooms which are a combination of single, twin and family rooms.

The attic comprises a further 3 en-suite letting bedrooms.

To the rear of the hotel is a small beer garden with smoking shelter. There is a car park which can accommodate approximately 10 vehicles.

Accommodation

	m^2	ft^2
Ground	261	2,809
First	107.2	1,153
Attic	75.5	813
Total	**443.7**	**4,775**

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

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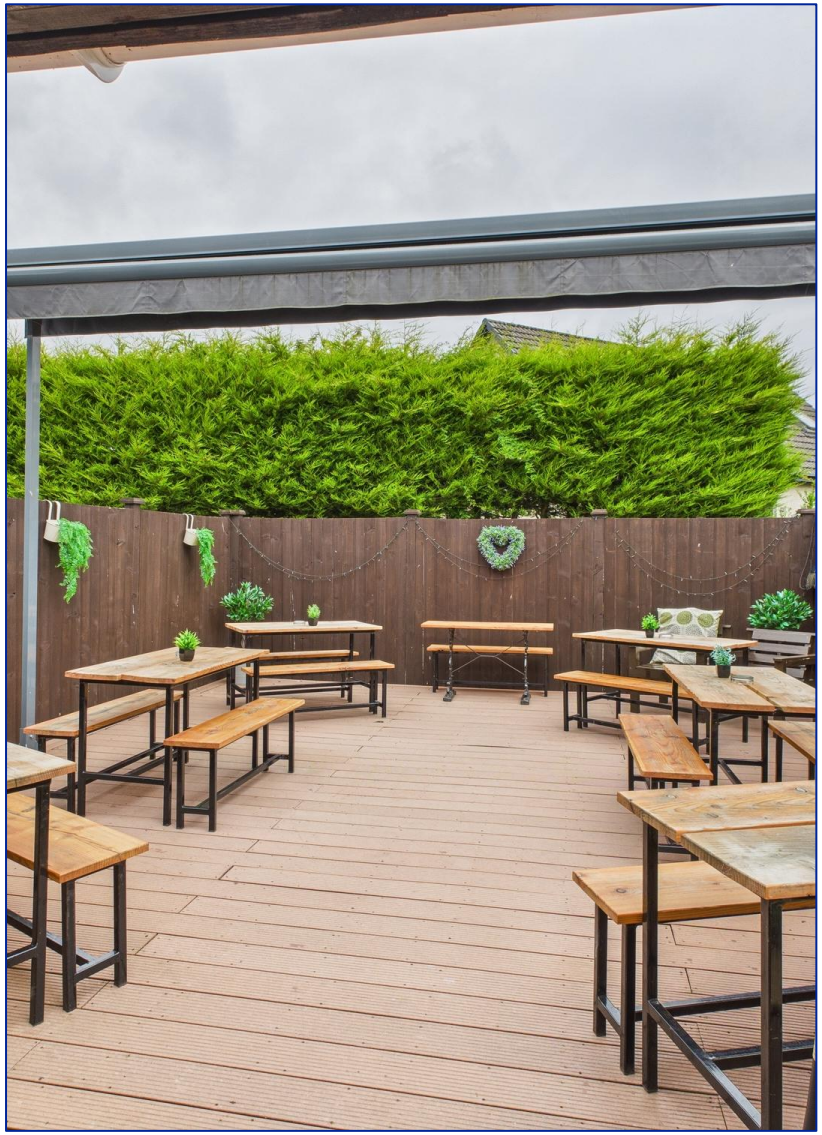









The Detail

Price

Our client is seeking offers over £265,000 for their heritable interest.

Rateable Value

The premises have been assessed for rating purposes and are entered in the valuation roll for the current year at:

Rateable Value - £11,800

The business rate poundage for the financial year 2026/2027 is 48.1 pence, exclusive of water and sewerage.

Energy Performance Certificate

EPC on application.

VAT

VAT would not be payable on the purchase price.

Legal Costs

Each party to bear their own legal costs in connection with this transaction with the purchaser being responsible for any LBTT, registration dues and VAT thereon.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

Scott Robertson
s.robertson@shepherd.co.uk

Shepherd Chartered Surveyors
13 Albert Square, Dundee, DD1 1XA
t: 01382 878005

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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