

**TO LET**

Unique Opportunity to Run a Brand-New Refurbished Hotel

**GRAHAM  
SIBBALD**



**Kenmuir Arms Hotel**

31 Main Street, New Luce, Newton Stewart, DG8 0AJ

TO LET - Rent - £12,000 per annum

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

- **Unique Opportunity to Run a Brand-New Refurbished Hotel**
- **Fantastic Village Setting next to Delightful Riverbank**
- **3 Ensuite Bedrooms; Snug Bar; Restaurant Annexe**
- **Tenants Accommodation with Private Entrance**
- **Good Size Beer Garden**



## **INTRODUCTION**

The Kenmuir Arms Hotel is situated within the attractive rural village of New Luce in Wigtownshire, Dumfries & Galloway, in the south-west of Scotland. The property lies just off the A75, the principal arterial road linking Stranraer (approximately 11 miles west), Newton Stewart (approximately 16 miles east) and Castle Douglas beyond.

The A75 provides strong passing trade, particularly during peak tourism months, serving traffic to and from the ferry port at Cairnryan, Northern Ireland, and the wider Dumfries & Galloway region.

New Luce is a popular base for outdoor pursuits including walking, cycling, fishing and country sports, benefitting from proximity to Galloway Forest Park and surrounding rural attractions. The village has seen increased family footfall following the installation of a modern children's playpark approximately five years ago, enhancing its appeal as a community destination.

The Kenmuir occupies a prominent central village position and operates as a key hospitality and social hub within the local community.

The property is suited to bar, restaurant, events and community use, with capacity to host private functions, meetings and small events in addition to traditional food and beverage trade. There are also 3-well presented letting bedrooms at first floor. The Kenmuir also benefits from a large riverside beer garden.

The business is being offered on a leasehold basis by the New Luce Community Trust, who are seeking a committed and experienced operator to run the premises as a sustainable and vibrant community asset.

This is a rare opportunity to lease a newly refurbished village hotel with strong community support. The property provides an excellent platform for:

- A restaurant operator
- A couple/team seeking a lifestyle business
- An operator looking to develop a food-led destination venue
- Community-focused hospitality or social enterprise

The New Luce Community Trust is committed to securing a tenant who will integrate the business into village life and maximise its potential as a focal point for residents and visitors alike.

### **THE PROPERTY**

The Kenmuir Arms Hotel is a substantial, recently refurbished hospitality property arranged over ground and first floor. The premises provide well-configured public trading accommodation, flexible function space, fully fitted commercial kitchen facilities and 3 modern letting bedrooms.

### **ACCOMMODATION SUMMARY**

From directly off the pavement, the main entrance door leads into entrance hall, providing access to letting bedrooms and public areas. The accommodation can be summarised, briefly, as follows: -

#### **Public Areas:**

- Entrance Hall
- Main Conservatory Restaurant (30) with bar servery
- Lounge Bar / Snug (14) with wood burner
- Ladies, Gents & Accessible WCs (ground floor)

#### **Letting Accommodation:**

- 3 letting rooms to sleep 8
- 2 x Double (Zip/Link)
- 1 x Double (Zip/Link) with sofa bed

All bedrooms ensuite (3 x shower rooms)

#### **Tenant / Staff Accommodation:**

- 2 x Double Bedrooms
- Open Plan Living Room & Kitchen
- Shower Room

#### **Service Areas:**

- Large Commercial Kitchen
- Prep/Wash up Area
- Beer Cellar
- Staff WC
- Office
- Stores

#### **Outside**

- Large Beer Garden with BBQ area





## TRADE

The restaurant has been tenanted and therefore we have no recent trading information.

## LICENCE

The premises benefit from a Premises Licence under the Licensing (Scotland) Act 2005. The Premises Licence will remain in the name of the landlord. The tenant will provide a Duty Premises Manager (DPM).

## SERVICES

Mains water and electricity. Private septic tank. Air source heat pump.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating — B

The EPC will be available upon request.

## RATEABLE VALUE

Kenmuir Arms Hotel — Current Rateable Value - £3,450 (1st April 2023) — Proposed Rateable Value - £9,000 (1st April 2026)

## EXCLUSIONS

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

## FINANCE/BUSINESS MORTGAGES

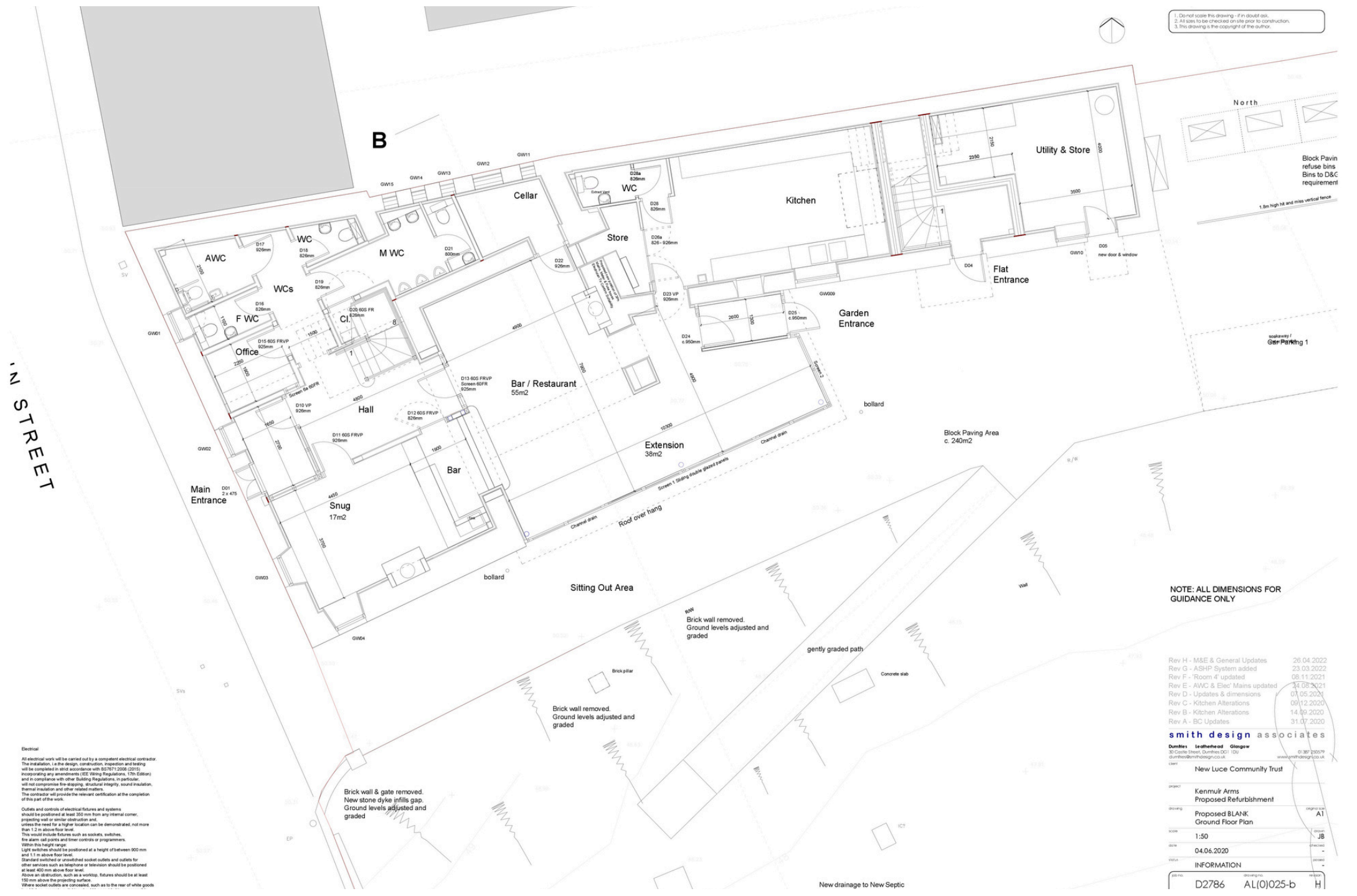
Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

## TENURE

Leasehold



1. Do not scale this drawing - if in doubt ask.  
 2. All sizes to be checked on site prior to construction.  
 3. This drawing is the copyright of the author.



IN STREET

NOTE: ALL DIMENSIONS FOR GUIDANCE ONLY

|                                   |            |
|-----------------------------------|------------|
| Rev H - M&E & General Updates     | 26.04.2022 |
| Rev G - ASHP System added         | 23.03.2022 |
| Rev F - 'Room 4' updated          | 09.11.2021 |
| Rev E - AWC & Elec' Mains updated | 14.08.2021 |
| Rev D - Updates & dimensions      | 07.05.2021 |
| Rev C - Kitchen Alterations       | 09.12.2020 |
| Rev B - Kitchen Alterations       | 14.09.2020 |
| Rev A - BC Updates                | 31.07.2020 |

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 dumfries@smithdesign.co.uk  
 www.smithdesign.co.uk

|                          |                                     |
|--------------------------|-------------------------------------|
| New Luce Community Trust |                                     |
| PROJECT                  | Kenmuir Arms Proposed Refurbishment |
| DRAWING                  | Proposed BLANK Ground Floor Plan    |
| SCALE                    | 1:50                                |
| DATE                     | 04.06.2020                          |
| STATUS                   | INFORMATION                         |
| REF                      | D2786 AL(0)025-b H                  |

**Electrical**  
 All electrical work will be carried out by a competent electrical contractor. The installation, in the design, construction, inspection and testing will be completed in strict accordance with BS7671:2008 (2015) incorporating any amendments (EE Wiring Regulations - The IET's 18th Edition) and in compliance with other Building Regulations, in particular will not compromise fire-stopping, structural integrity, sound insulation, thermal insulation and other related matters. The contractor will provide the relevant certification at the completion of this part of the work.  
 Outlets and controls of electrical fixtures and systems should be positioned at least 300 mm from any internal corner, projecting wall or similar obstruction and, unless the need for a higher location can be demonstrated, not more than 1.2 m above floor level.  
 This would include fixtures such as sockets, switches, fire alarm call points and timer controls or programmers.  
 Within this height range:  
 Light switches should be positioned at a height of between 900 mm and 1.1 m above floor level.  
 Standard switched or unswitched socket outlets and outlets for other services such as telephone or television should be positioned at least 400 mm above floor level.  
 Above an obstruction, such as a worktop, fixtures should be at least 150 mm above the projecting surface.  
 Where socket outlets are concealed, such as to the rear of white goods



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 Above an obstruction, such as a worktop, fixtures should be at least 150 mm above the projecting surface.  
 Where socket outlets are non-switched such as to the rear of white goods

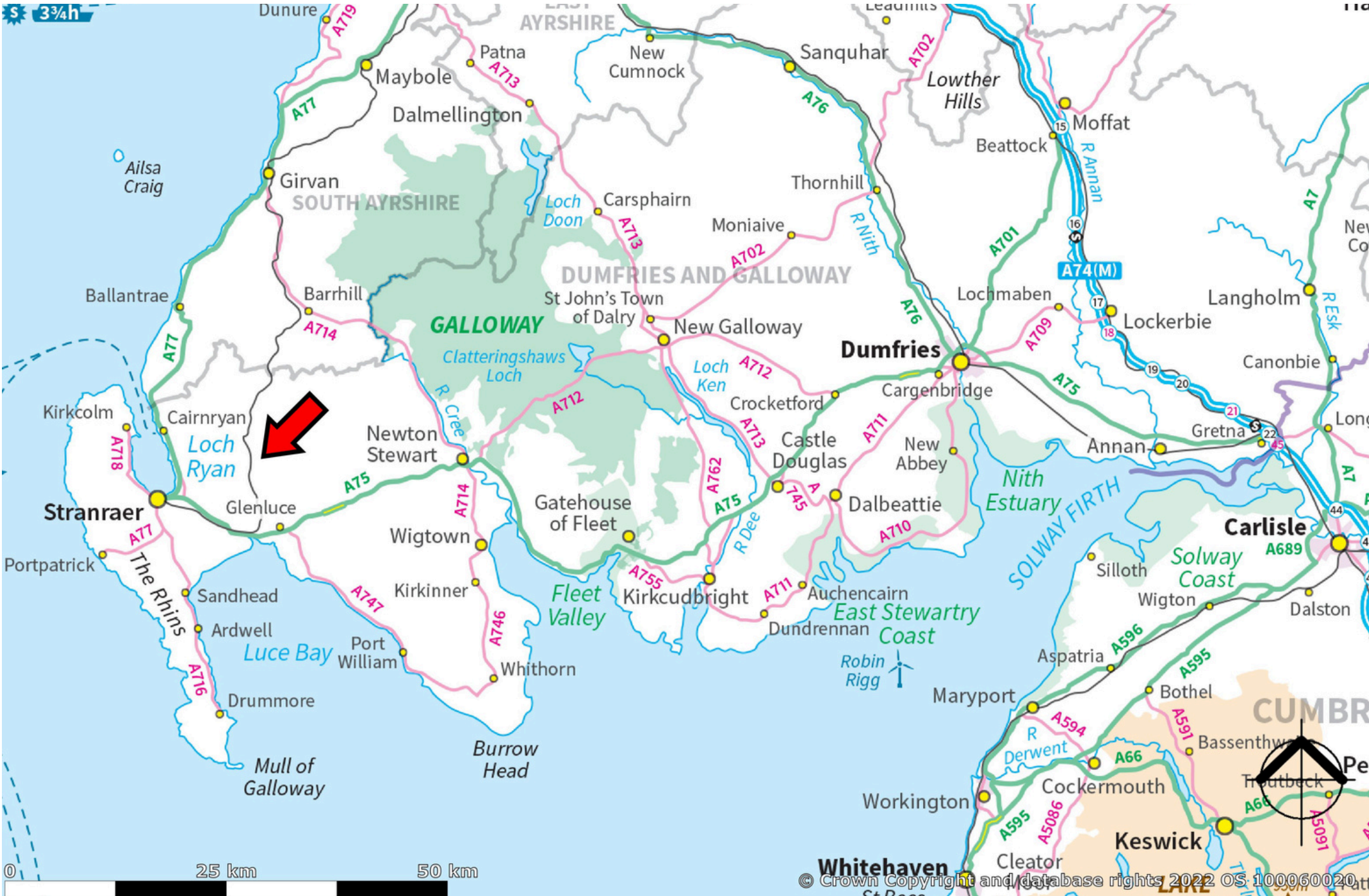
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|                               |            |
|-------------------------------|------------|
| Rev F - M&E & General Updates | 02.05.2022 |
| Rev E - Updated               | 10.05.2021 |
| Rev D - Updated               | 04.12.2020 |
| Rev C - BC Clarification      | 06.09.2020 |
| Rev B - BC Updates            | 01.09.2020 |
| Rev A - BC Updates            | 31.07.2020 |

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|                           |                                     |
|---------------------------|-------------------------------------|
| New Lucre Community Trust |                                     |
| PROJECT                   | Kenmuir Arms Proposed Refurbishment |
| DRAWING                   | Proposed BLANK First Floor Plan     |
| SCALE                     | 1:50                                |
| DATE                      | 03.06.2020                          |
| DISCIPLINE                | INFORMATION                         |
| REF                       | D2786 AL(0)026-b F                  |





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## LEASE TERMS

A new full repairing and insuring lease is offered to the market seeking a rental of £12,000 per annum. The terms of the lease are open to negotiation. The lease will have a regular Rent Review provision and a rent deposit of £10,000 for security is sought.

Any new tenant(s) must be demonstrably capable of fulfilling their obligations under the lease agreement and references will be requested without exception

The landlord will consider proposals with a clear business plan and vision for the premises.

## 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:



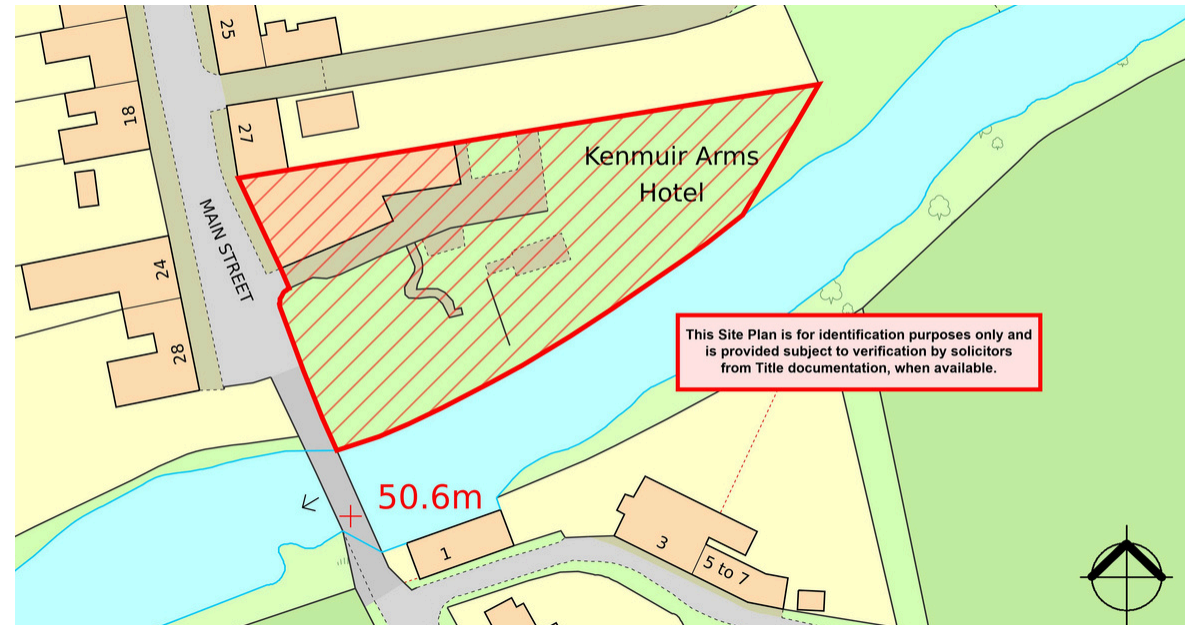
### KATIE TAIT

Chartered Surveyor - Hotel + Leisure  
katie.tait@g-s.co.uk  
07500 423 941



### MARTIN SUTHERLAND

Licensed Trade & Business Agent  
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07768 704 203



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.
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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.

Date published: **February 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.