

**FOR SALE**

Renowned, 4-Star, 8-Bedroom Island Hotel

**GRAHAM  
SIBBALD**



**Sands Hotel**  
**Burray, Orkney, KW17 2SS**

Hotel - Offers around £750,000 - Freehold / Point Cottage - Offers over £150,000 - Freehold

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



- **Renowned, 4-Star, 8-Bedroom Island Hotel**
- **Located on the Beautiful Island of Orkney – with stunning waterfront views**
- **Well-Established & Popular Business**
- **Semi-Detached, 2-Bedroom Staff House**
- **Range of Restaurant; Lounge & Bar Facilities**
- **Turnover for 2023 in excess of £720,000 (net of VAT); with attractive profit levels**



## INTRODUCTION

The Sands Hotel is located on the Island of Burray, just off mainland Orkney, once only accessible by boat, but now linked by the iconic causeways – the Churchill Barriers. The hotel itself has an imposing position overlooking the beach and Burray Harbour, with stunning views over Water Sound to South Ronaldsay. This location is a fantastic destination enriched with history. The route through these islands encompasses the Churchill Barriers. The barriers were built to protect the naval anchorage of Scapa Flow from U-boat attacks, to which you can still see the remains of earlier blockships in the water nearby. After crossing the first barrier you will find one of Orkney's most enduring attractions, the Italian Chapel.

Burray itself, is a small but thriving community with a variety of attractions, with beautiful beaches, an excellent play park and crazy golf course. Burray is also the home of the Orkney Gin Company and is where the award-winning gins are produced. The route to access Burray is an attraction itself offering spectacular scenery, only found here.

The Sands Hotel is a 4-Star, 8-bedroom hotel. The hotel offers 6 ensuite letting rooms plus 2 modern suites that are arranged over two floors. As well as the spacious and comfortable letting accommodation, the hotel offers its guests a variety of restaurant and bar facilities. The public bar has a feature wood burning stove, whilst the restaurant has an imitation smoke electric fire creating a cosy and welcoming atmosphere for guests and customers alike. There is also a staff house, Point Cottage, which comprises a semi-detached two storey house located at the front of the hotel. Point Cottage has two double bedrooms, bathroom, dining room, living room and kitchen.

The sellers have owned and operated the Sands Hotel for 9 years and throughout their time upgraded the hotel, the availability of the hotel offers buyers a fantastic opportunity to acquire a long established and profitable destination hotel business.



## THE PROPERTY

### Sands Hotel

The Sands Hotel is an 8-bedroom hotel, set within just under 1 acre of land, with its origins dating back to 1860 as a herring store. In 1980 converted into a motel with 4 self-catering apartments and lounge bar then in early 2000s was extensively renovated into a Hotel with Lounge Bar and Restaurant. The hotel's accommodation is now arranged over ground, first and second floor.

### Point Cottage

Point Cottage is a semi-detached, two storey house. Internally it comprises kitchen, bathroom, living room, dining room with two double bedrooms at first floor.

## ACCOMMODATION SUMMARY

### Sands Hotel - Accommodation Summary

The main entrance to the hotel is accessed from the car park, which opens into vestibule and hall whereby reception and public bar can be accessed. Letting accommodation is accessed at first floor, past the reception. To the front of the hotel is another entrance which opens up directly into the public bar. The accommodation comprises, briefly, as follows: -

### Public Areas

- Entrance Vestibule & Hall
- Reception Area with Office Behind
- Conservatory Breakfast Room (30) accessed off restaurant
- Restaurant (40) with imitation smoke electric fire and lounge area
- Public Bar (40) with wood burning stove

### Letting Bedrooms

8 Letting Bedrooms to sleep 22

- 2 x Suites
- 2 x Family
- 4 x Double

All bedrooms ensuite; 2 x shower only; 5 x bath with shower over; 1 x shower with separate bath, all bedrooms are accessed on the first floor.



### Service Areas

- Commercial Kitchen
- Still Room with Walk-in Fridges & Freezers
- Laundry Store
- Range of Cupboards & Stores
- Beer Cellar
- Wine/Spirit Store
- Staff WC

### Outside

The property is set in garden and woodland ground of approximately 1 acre which include: -

- Spacious Car Park
- External Stores
- Portacabin Store – used for extra freezers & further storage
- Al-fresco Picnic Table Area (32)



## Point Cottage

### Accommodation Summary

Point Cottage is accessed to the front of the hotel with its accommodation arranged over ground and first floor levels. The accommodation can be summarised, very briefly, as follows: -

- Living Room
- Kitchen
- Dining Room
- 2 x Double Bedrooms
- Bathroom – bath with shower over





## **TRADE**

The Sands Hotel is a well-established business and enjoys regular healthy turnover each year with attractive profit levels. Accounts for the year ended 30th November 2023 show a fantastic turnover of £720,933 (net of VAT) with an EBITDA of £124,727.

Further 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://thesandshotel.co.uk/>

Visit Scotland – 4 Star ‘Small’ Hotel

Booking.com – 9.2 (Superb)

TripAdvisor – 4.5 (Excellent)

Trivago – 9.7 (Excellent)

## **SERVICES**

### **Sands Hotel**

Mains electricity and water. Drainage via private septic tank. Gas cylinders used for cooking. Heating is a combination of electric storage and panel heating along with the multi fuel stove in the bar. Hot water provided by electric immersion heaters.

### **Point Cottage**

Mains electricity and water. Drainage via private septic tank. Oil fired heating and hot water.



#### **ENERGY PERFORMANCE CERTIFICATE**

Sands Hotel – EPC Rating – G, the EPC is available on request.

#### **RATEABLE VALUE / COUNCIL TAX**

Sands Hotel - Rateable Value £22,750 (1st April 2023)

Point Cottage – Council Tax Band – “TBC”

#### **TENURE**

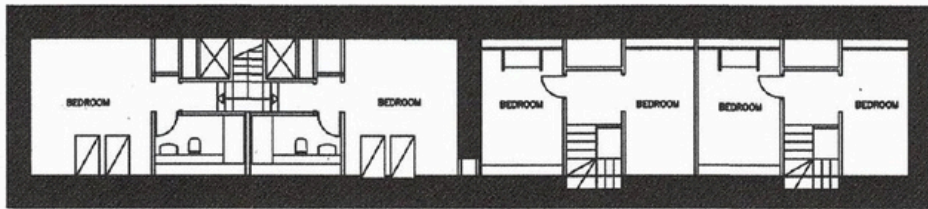
Heritable (Freehold) / Outright Ownership.

#### **EXCLUSIONS**

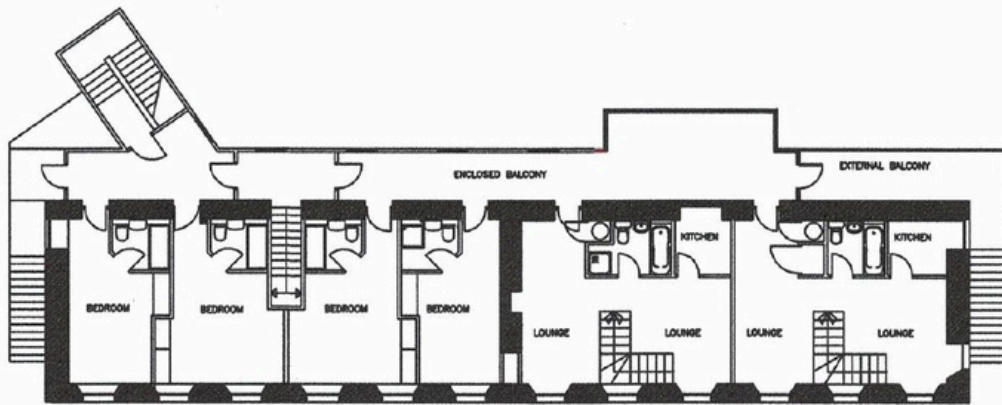
Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.

#### **FINANCE/BUSINESS MORTGAGES**

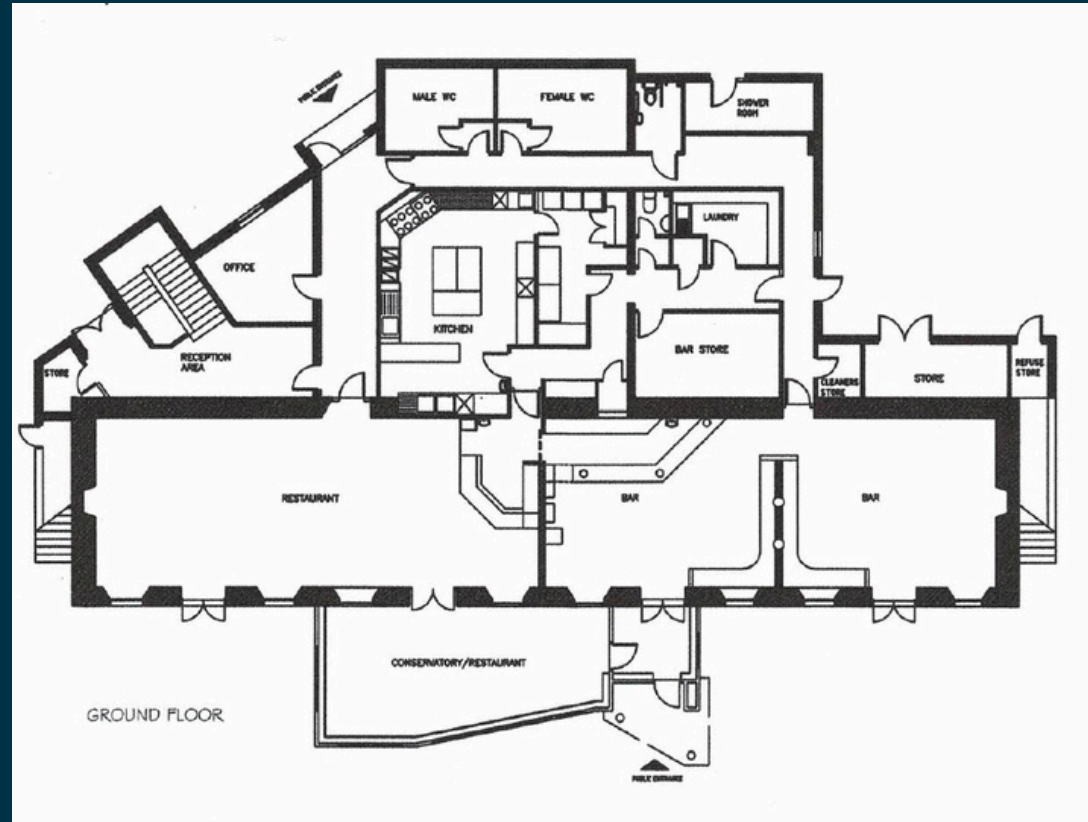
Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



## PRICE

### Sands Hotel

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.

### Point Cottage

Offers Over £150,000 are invited for the heritable (freehold) interest in the property.

## 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.