

FOR SALE

Well-Established Hotel & Apartments Overlooking the Picturesque Harbour



Harbour House Hotel & Anglesea Apartments

53 Main Street, Portpatrick, Stranraer, DG9 8JW

Offers Around £775,000 - Freehold

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

- **Delightful, Well-Established Hotel & Apartments Overlooking the Picturesque Harbour**
- **Fantastic Opportunity to Operate an Excellent Hospitality Business**
- **Located in the Popular Tourist Destination of Portpatrick, Overlooking the Picturesque Views of the Harbour**
- **Positioned at Western End of Up & Coming South-West Coastal 300 Route**
- **Historic Turnover in Excess of £900,000 (net) 2024**



INTRODUCTION

The Harbour House Hotel & Anglesea Apartments is a substantial property benefitting from a prominent corner position overlooking Portpatrick harbour.

Portpatrick is a small fishing village tucked away on Scotland's most south western peninsula. The village is a year-round popular tourist destination attracting a wide range of visitors for its quirky vibes, golf courses and nature enthusiasts. Portpatrick is on the up and coming South-West Coastal 300 Route and is at the start of the Southern Upland Way, attracting a flow of visitors throughout the year.

The Harbour House Hotel has 8 letting bedrooms and offers spectacular views across the port with a wide range of food and beverage options which appeal to a range of locals and tourists. In addition to the hotel, the Anglesea Apartments offers 3 apartments, next door to the hotel allowing the business to cater for a variety of guests.

The availability of the Harbour House Hotel & Anglesea Apartments presents a fantastic opportunity for a purchaser to acquire a waterside hotel, in a location that welcomes year-round tourist trade.

THE PROPERTY

The Harbour House Hotel is a substantial property with main accommodation on ground, first and second floor levels with the attached Anglesea Apartments arranged over garden, first and second floor levels.

ACCOMMODATION SUMMARY

The hotel's accommodation can be described, briefly, as follows: -

Public Areas

- Lounge Bar (30) with bar servery
- Sun Lounge Terrace Restaurant (20)
- Dining Area (18) (restaurant overflow)

Letting Bedrooms

Hotel

8 Letting Bedrooms to sleep 22

- 6 x double/twin
- 2 x family room

All bedrooms ensuite; 8 x shower only

Anglesea Apartments

3 Letting Apartments

- Garden – 1 bed, sleep 4
- First – 2 bed, sleep 6
- Second – 2 bed, sleep 6

All apartments shower only

Service areas

- Commercial Kitchen
- Beer Cellar

Outside

- Outdoor Seating (66)
- Garden - at the rear of both hotel and apartments.

STAFF

TUPE regulations will apply to all members of staff.

LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.



TRADE

The business is well established and has enjoyed a consistently high turnover through the former tenant's trading operation. Management accounts for the year ended 31st March 2024 show a turnover of £925,219 and the period of 7 months ended 31st October 2024 shows a turnover of £710,049. Trading information will be exhibited to seriously interested parties preferably following a formal viewing.

No warranty will be provided for the trading accounts.

WEBSITE/RATING

<https://theharbourhousehotel.co.uk/>

Trivago – 8.1 (Very Good)

Booking.com – 7.9 (Good)

SERVICES

Mains electric, water and drainage. LPG gas. Electric heating.

ENERGY PERFORMANCE CERTIFICATE

Harbour House Hotel – EPC – E

Anglesea Apartments – EPC Rating - F

The EPC is available on request.

RATEABLE VALUE / COUNCIL TAX

Harbour House Hotel – Rateable Value £44,500 (1st April 2023)

Anglesea Apartments – Rateable Value £3,750 (1st April 2023)

TENURE

Heritable (Freehold) / Outright Ownership

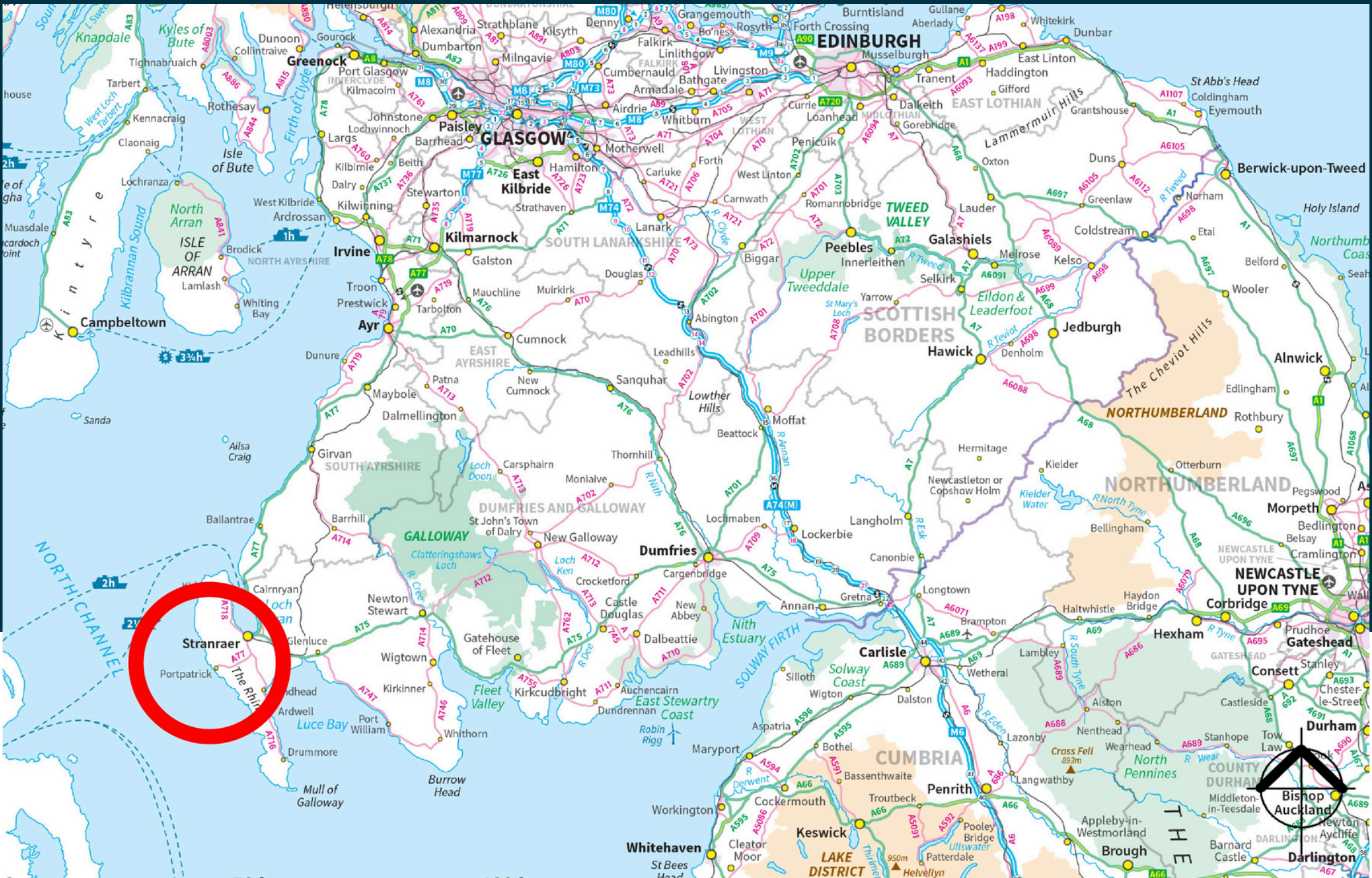
EXCLUSIONS

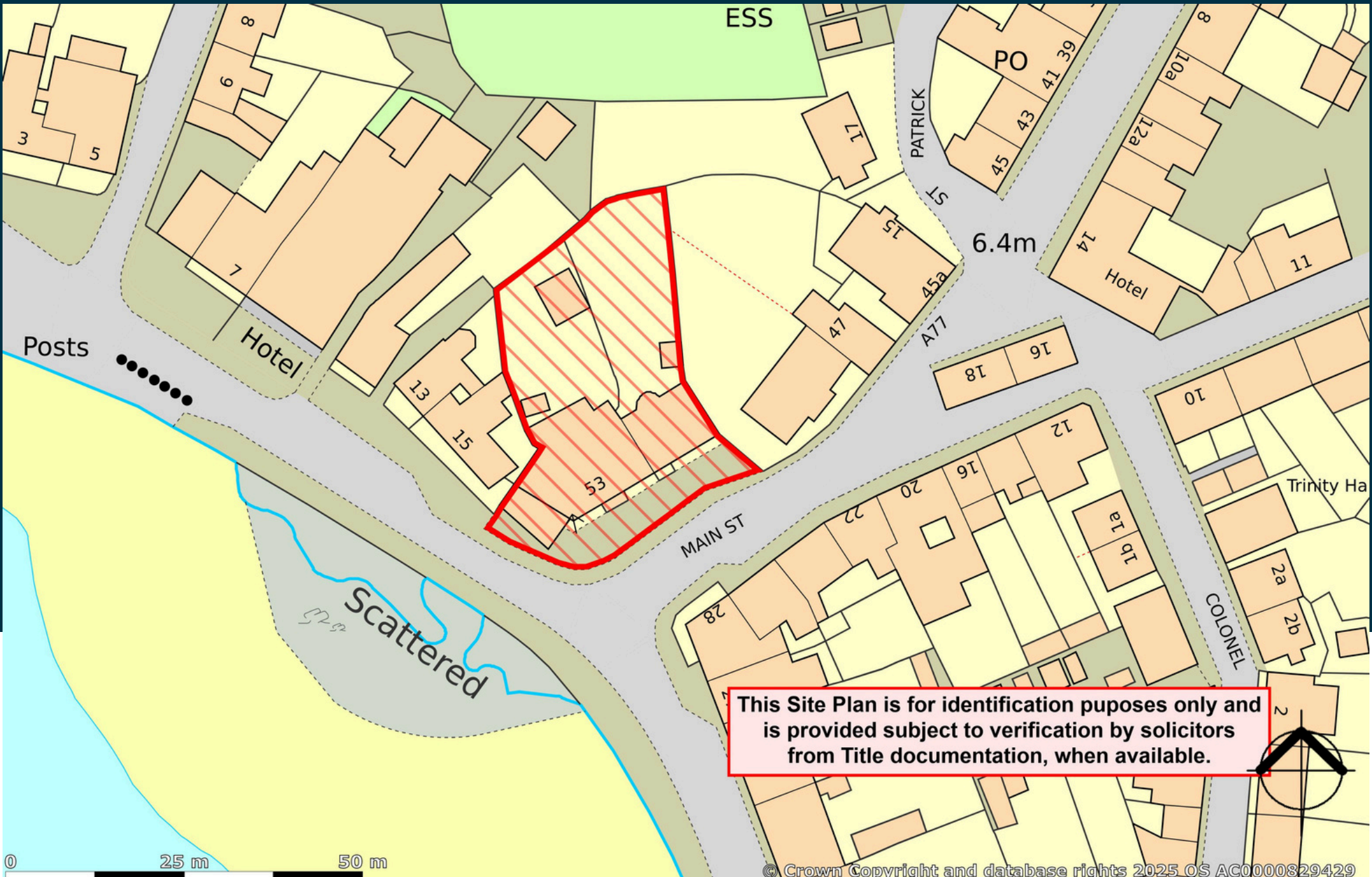
Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.











This Site Plan is for identification puposes only and is provided subject to verification by solicitors from Title documentation, when available.

PRICE

Offers around £775,000 are invited for the heritable (freehold) interest in the whole properties, the trade fixtures, fittings and equipment, together with the goodwill, 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 + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB



To arrange a viewing please contact:



Alistair Letham
Consultant - Hotel + Leisure
Alistair.Letham@g-s.co.uk
07836 341 710



Katie Tait
Agent - Hotel + Leisure
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: April 2025
- 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.