

# DM HALL

Business  
For Sale

Hotel



Clydesdale Hotel  
12 Clydesdale Street  
Hamilton  
ML3 0DP



# Property Details

- Fantastic opportunity to acquire a busy, attractive and long-established licenced hotel.
- 12 en-suite bedrooms.
- Large 2 storey self contained owners accommodation.
- Fully fitted hotel with over 30 years of goodwill.
- Planning permission for further expansion
- Suitable for a variety of different lifestyle businesses or multi-generational living subject to planning
- Offers over £750,000 are being sought for the goodwill, fixtures and fittings.

## OVERVIEW

Hamilton is the main commercial and administrative centre for South Lanarkshire and is home to the renowned Hamilton Racecourse which draws thousands of visitors to the town throughout the year. It lies approximately 10 miles to the southeast of Glasgow and has good links to the centre making it a popular choice for those heading to the numerous events and other demand drivers the city has to offer. Hamilton West Train station is situated on Clydesdale Street, a two minute walk from the Hotel.

The town has easy access to the M74 which connects the M6 in the south to Central Scotland's motorway network in the north. It is a primary arterial route connecting England with Scotland and the strategic location of the town makes it a popular stop over destination for those travelling for business or pleasure.





## LOCATION DESCRIPTION

Clydesdale Hotel comprises a detached villa of traditional construction beneath a pitched and tiled roof which has been extended in recent years to provide 12 ensuite letting bedrooms, three of which are single occupancy, together with a reception, resident's bar/lounge area and ladies, gent's and disabled toilet facilities.

The business has been operated on a lifestyle basis of late with revenue being generated from accommodation sales only. Bedrooms have keypad entry systems, with a separate entrance from the owner's accommodation, meaning that the business can be run by an owner operator with limited external staff involvement.

Whilst the kitchen equipment has been removed, the extraction system remains in situ, and subject to the installation of appropriate equipment, a more substantial food offering could easily be implemented by a new operator.

The property is set in private grounds providing off-street car parking at the front and rear of the property, and a large beer garden accessible from the resident's lounge/bar area. CCTV covering all areas.

## ACCOMMODATION & FLOOR AREAS

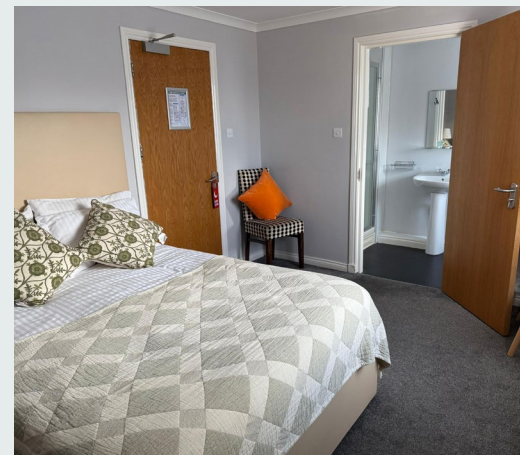
Ground Floor: Entrance vestibule, reception, guest bar/lounge area, 6 bedrooms and storage.

First Floor: Landing, Laundry Room, 6 bedrooms and storage.

Owner's accommodation: Bay windowed lounge, open plan kitchen, dining room, bathroom and two large bedrooms, all finished to a high standard.

## SERVICES

The property benefits from mains supply of gas, electricity and water.



## ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## NON DOMESTIC RATES

The subjects have a Rateable Value of £13,600 per annum and a council tax band of D.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

## THE BUSINESS

### BUSINESS OVERVIEW

The business has been trading successfully from the property for the last 30 years and has built an enviable reputation over this time with strong, established, repeat custom. It is currently operated on a lifestyle basis with revenue being driven by accommodation sales only.

Clydesdale Hotel is centrally located within Hamilton and is well placed to service demand arising from those attending Hamilton Racecourse, UWS, SLC HQ, tourists visiting Glasgow, Edinburgh and the surrounding areas, and professionals working in the local area.

This is an excellent opportunity for anyone looking to expand an existing portfolio or for those looking to enter into the exciting, and potentially lucrative, hospitality sector with minimal capital expenditure required.

Turnover could also easily be increased in the short term through the reintroduction of a food offering, subject to the installation of appropriate kitchen equipment, making the Clydesdale Hotel ideal for a chef proprietor wishing to create a destination venue whilst also making their mark in the local culinary scene. Additionally there is potential to expand the bedroom offering subject to planning. The hotel is very popular with locals looking to host events, such as smaller weddings, birthdays etc.





# Property Details

## TRADING FIGURES

Full accounts information will be made available to interested parties, following a formal viewing.

## PROPOSAL

Our client seeks offers over £750,000 for the goodwill, fixtures and fittings.

## LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT

VAT is charged on the property.

## VIEWING ARRANGEMENTS

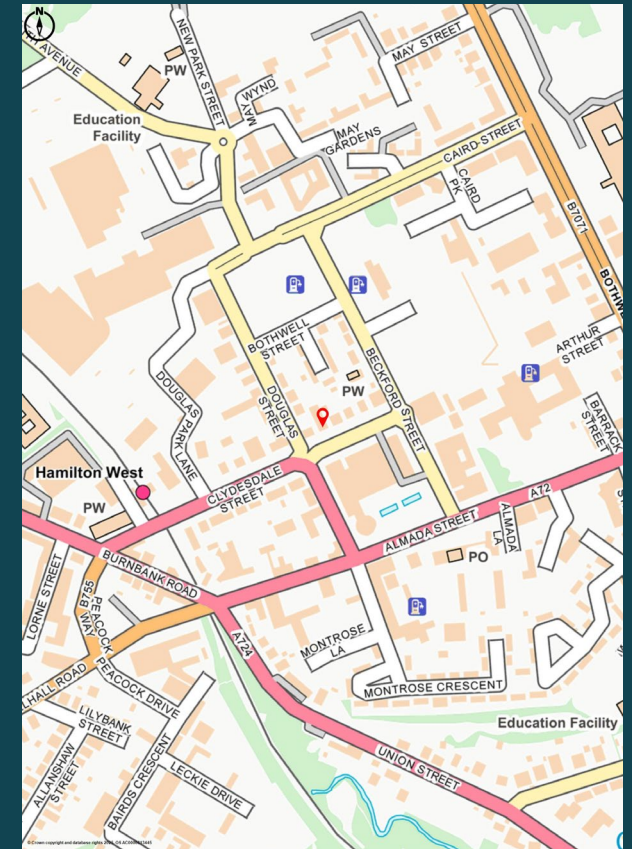
Strictly by contacting the sole selling agents.

## ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

## FINANCE AND BUSINESS MORTGAGES

DM Hall is in regular contact with the specialists involved in the financing of business and property purchases in Scotland and would be happy to make any necessary introductions if required.



## Make an enquiry

For further information, or to arrange a viewing, please contact:

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