

## The Eskdale Hotel

Market Place, Langholm, Dumfriesshire, DG13 0JH, Scotland.



- . Handsome 14 bedroom town hotel within popular town
- . Central location in the borders town of Langholm
- . Two bars, function room, meeting rooms and dining room
- . Well-presented property with off road car parking
- . Owner's accommodation available to rear of hotel by separate negotiation
- . Ideal hotel opportunity for a couple or family

Freehold  
£275,000

Located in the town of Langholm, the handsome 14 bedroom Eskdale Hotel sits on an enviable position in the heart of the popular borders town of Langholm. The "Muckle Toon" of Langholm is situated under 20 miles north of Carlisle on the main A7 Carlisle to Edinburgh Road. With a population of over 2500 residents, the town with its rich history is surrounded by some of the most beautiful scenery that southern Scotland has to offer. The surrounding hills offer the peace and tranquillity of the great outdoors, with many fine walks and fishing on offer, plus the area has many excellent golf, football and rugby facilities all nearby. The area also boasts a large number of visitor attractions such as historic houses & castles plus many popular towns and villages in close proximity to The Eskdale Hotel such as Melrose, Kelso, Jedburgh & Hawick just to name a few and each with a wealth of interesting places to visit. Each year on the last Friday of July the Common Riding takes place, a highly popular occasion that brings thousands of people to Langholm and the surrounding areas. The event is held to celebrate the ancient custom of riding the marches or boundaries of the common land. During the Common Riding "Langholms Great Day" which starts at 5am and finishes at 9:30pm, the town of Langholm is packed with visitors from all over the World looking to enjoy the celebrations. This huge influx of visitors to the area provides a major boost of revenue to local business and shops with the Eskdale Hotel situated right in the centre of it all. At Common Riding The Eskdale Hotel is always fully booked and it is the only hotel which provides the breakfasts for the Principals and Councillors and also meals for the Police and organisers of the Field Sports.

Owned and operated by our clients we are advised that the Eskdale Hotel has seen a tremendous amount of hard work and capital invested into the property and business. Only recently the hotel has undergone a modernisation programme that has included upgrading to the function room, a new kitchen roof, new cooker as well as installation of a new zoned heating & Air conditioning system. This investment and attention to detail has helped to create a most pleasant & welcoming environment for guests and visitors to the Eskdale Hotel. With excellent facilities such as the pleasant lounge bar, popular public bar, restaurant and function room, The Eskdale Hotel offers all that you would expect of a good quality town hotel. The flexibility of the hotel allows for a good mix in trade to the business with a wide range of functions such as parties, weddings, funerals and a regular stream of businesses utilising the hotel for meetings and small conferences, while various committees use the hotel for their meetings including the Probus club every fortnight during the winter months. The hotel also offers two pleasant bars one with a selection of tables and chairs, pool table & games machine and the other a front facing bar that is popular with bar lunches again with a selection of tables & chairs plus spacious bar area. Since taking ownership of the hotel our clients have worked hard to improve many sides of the business, not only focusing on customer service but also the operational side too. Throughout the hotel many new operational systems have been put in place in which has helped to create a professional & pleasant environment for guests and staff alike which has set a good foundation for new owners to build on. The hotel is now offered for sale due to personal reasons, early viewing is recommended.

**The Property.**

The purpose built Eskdale Hotel is housed over ground first and second floors and consists of: reception, public bar, lounge bar, small front room that could be used as an office, second front dining room, commercial kitchen, 14 en-suite letting bedrooms, breakfast room which extends to large meeting/function room, upstairs function room with bar, linen room, cellar and office. Various storage areas are available throughout the property. Off road car parking is available to the rear of The Eskdale Hotel.



**Letting Rooms.**

The hotel has 14 en suite letting bedrooms; all letting rooms are equipped with central heating, television, and coffee making facilities.

**Owners Accommodation.**

To the rear of the Eskdale Hotel are the former stables which have been converted into flats with separate title deeds. Our client owns the spacious ground floor 3 bedroom flat that consist of: 3 bedrooms (1en-suite), lounge with French doors leading to garden, kitchen, utility room and bathroom. The flat is available for an asking price of £79,000 offers over.

**Fixtures and Fittings.**

A full inventory will be completed to detail all equipment that will be included in the sale. Any personal items will be excluded from the sale. Any items subject to a lease will be noted.

**Price.** An asking price of £275,000 is invited for the freehold property, complete with goodwill and trade contents but excluding personal items. Stock at Valuation.

**Viewing.** For reasons of confidentiality, No direct approach may be made to the business. All viewings must be arranged through Scottish Business Centre's Edinburgh office **0131 535 1131**. **Offers** All offers should be submitted directly to Scottish Business Centre.



Disclaimer: Whilst Scottish Business Centre endeavours to make these particulars as accurate as possible; they do not form any part of any contract or offer nor are they guaranteed. These particulars are provided only as a general outline of the property referred to. Applicants should make their own enquires and inspection of the property to satisfy themselves as to the accuracy or otherwise of the information given. These details were believed to be correct at the time of publication but their accuracy is not guaranteed. Scottish Business Centre.