

FOR SALE

Well-Established 10-Bedroom Town Centre Hotel

**GRAHAM
SIBBALD**



Kings Arms Hotel

31-33 St. Andrew Street, Castle Douglas, Dumfries & Galloway, DG7 1EL

Offers around £495,000 - Freehold

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

- **Well-Established 10-Bedroom Town Centre Hotel**
- **Located in Busy Market Town in Popular Dumfries & Galloway**
- **Great Range of F&B Facilities; inc Beer Garden**
- **Spacious 3-bedroom Private Accommodation**
- **Adjoining 2-bedroom flat Available in Addition**
- **Turnover in excess of £500,000 (net)**



INTRODUCTION

The Kings Arms Hotel is a 10-bedroom town centre hotel, located in the heart of Castle Douglas, within the thriving, popular region of Dumfries and Galloway. The hotel is a town centre establishment which welcomes tourists and locals alike. Set in the picturesque region of Dumfries and Galloway, the hotel also hosts a year-round trade of golfers, bikers, cyclists, hikers and sight-seers keen to take advantage of the area's outstanding natural beauty, from the interesting Solway Coastline to the renowned Galloway Dark Sky Park.

The Kings Arms retains rural Scottish charm, while also boasting a variety of modern bar and restaurant facilities to serve a broad clientele. Its 10 recently renovated bedrooms are attractive and comfortable, providing guests a home away from home. In addition, the hotel boasts a very spacious 3-bed flat, ideal either as a home for owners or excellent accommodation for residential staff.

An adjacent two-bedroom flat, used for self-catering purposes, is available for purchase and is an excellent asset to the hotel's accommodation.

Castle Douglas' enviable position on the A75 Euro route, linking the M6/M74 at Gretna Green to Stranraer and Cairnryan; the Northern Ireland ferry terminal, renders it a busy market town, with easy access to the beaches of the Solway Coast, the Galloway Hills, 7Stanes Mountain Biking venues and the UK's first 'Dark Sky Park' at Galloway.

The Kings Arms Hotel, owned by the sellers for over 30 years, is a fantastic opportunity for new entrants to the hotel and licensed property trade, bringing with it years of an excellent local reputation and popularity. Regularly reviewed on Trip Advisor receiving a 4.5 rating.

THE PROPERTY

The Kings Arms Hotel is a historic former coaching inn dating back to the early 19th century, situated on the corner of St Andrew's Street and Queen Street.

The Kings Arms Hotel comprises lounge bar, bar, restaurant and letting accommodation arranged over two floors, with owner's accommodation located at first floor and a separate annexe, accessed adjacent to the main hotel entrance, presently used as Airbnb accommodation.

ACCOMMODATION SUMMARY

From the street pavement, steps lead up to the hotel's main entrance, which leads into the entrance vestibule and hotel reception from where there is access to the public areas and bedrooms. The accommodation can be described, briefly, as follows: -

Public Areas

- Entrance Vestibule
- Reception Foyer (4) with Reception Desk & Office behind
- Snug Bar (10)
- Lounge Bar (18) with Bar Servery
- Bar Lounge (14)
- Restaurant (60)
- Resident's Lounge at first floor level

Letting Bedrooms

10 Letting Bedrooms to sleep 21.

- 2 x double
- 4 x twin
- 1 x triple
- 1 x family
- 2 x single

9 bedrooms ensuite; 4 x bath with shower; 4 x shower only; 1 x bath only
1 bedroom with separate, private bath with shower room.







Private Accommodation

Situated on the first floor is a private flat, ideal for owners or managers, with accommodation of:-

- Living Room
- 3 x Double Bedrooms (one with walk-in wardrobe)
- Kitchen
- Bathroom

Service areas

- Commercial Kitchen
- Still Room with Walk in Fridge, Chest Freezers
- Staff Room with Changing Facilities & WC
- Drying & Laundry Room
- Range of Stores
- Beer Cellar/Spirit Store in basement

Outside

- Car Park (20 spaces) accessed from Queen Street
- Courtyard Beer Garden (20)
- External Sheds/Stores

Separate Flat

Adjacent is a separate ground floor flat (31 St. Andrew Street) used as a letting annexe to the hotel or for short term s/c letting (Airbnb style). The accommodation comprises:-

- Living Room
- 2 x Double Bedrooms
- Kitchen
- Bathroom with bath & shower

Note: the separate flat is available in addition to the hotel, by separate negotiation.

TRADE

Extract accounts for the year ended 30th November 2023 show a turnover of £506,320 (net). 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://www.galloway-golf.co.uk/>

Trip Advisor ☒ 4.5 Excellent

Hotels.com ☒ 9.2 Wonderful

SERVICES

Mains electricity, water, gas and drainage. Central heating and hot water from gas fired boilers.

ENERGY PERFORMANCE CERTIFICATE

Kings Arms Hotel ☒ EPC Rating ☒ G

31 St Andrew Street ☒ EPC Rating - C

The EPC is available on request.

RATEABLE VALUE/COUNCIL TAX

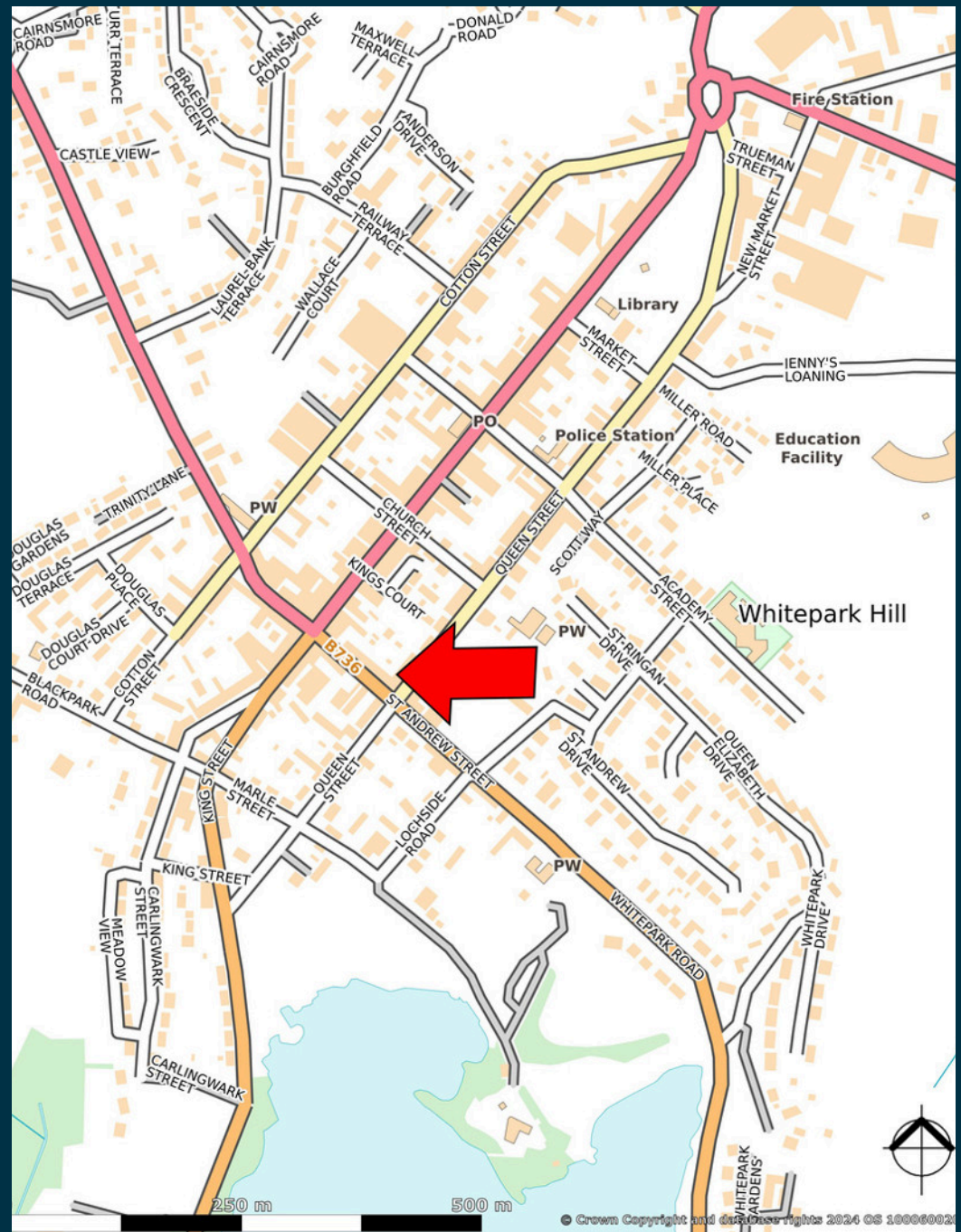
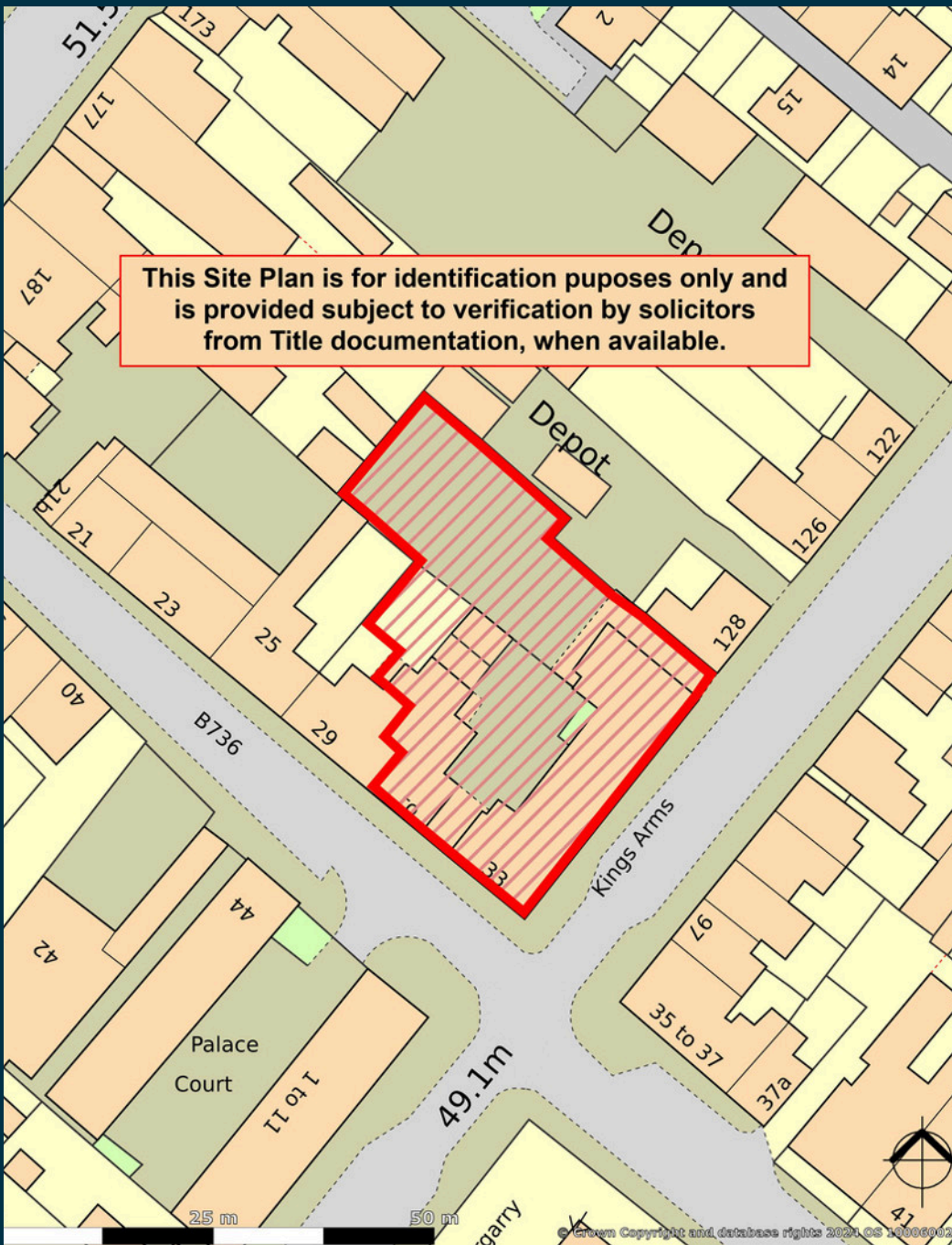
Kings Arms Hotel - Rateable Value £30,000 (1st April 2023)

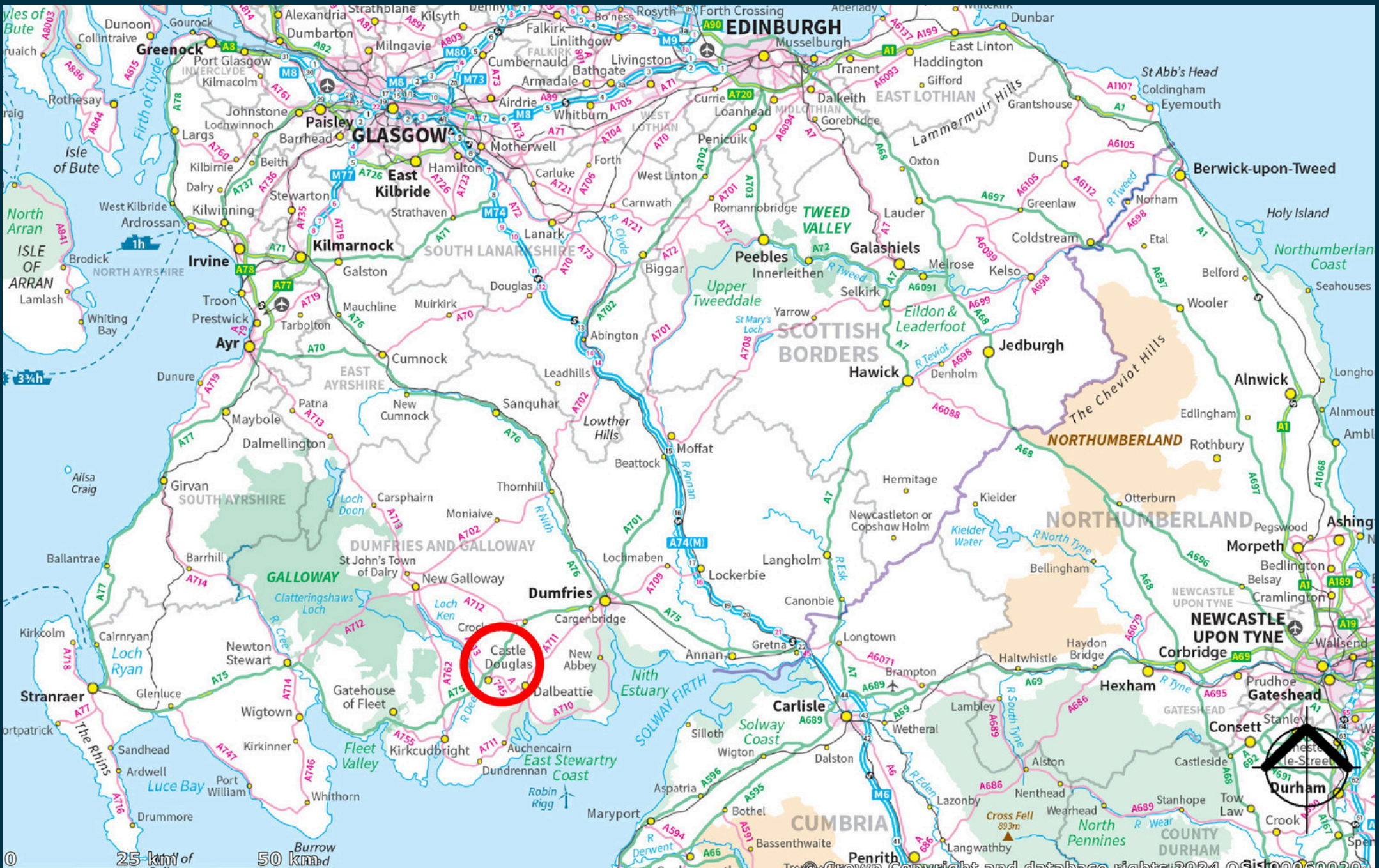
31 St Andrew Street ☒ Council Tax ☒ Band ☒ B☒

TENURE

Heritable (Freehold) / Outright Ownership







PRICE

Offers around £495,000 are invited for the heritable (freehold) interest in the Kings Arms Hotel, 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.

Offers Over £100,000 are invited for the heritable (freehold) interest in 31 St Andrew Street.

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.

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



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: August 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.