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Young Robertson & Co.



THE QUEENS HOTEL, 16 FRANCIS ST, WICK

Set in a prominent location on the popular NC500 route is this well-established 8-bedroom hotel (all ensuite), with public bar, lounge bar, dining room, owners' accommodation, covered beer garden, detached garage and large commercial tarmacadam carpark. Originally a church manse, dating back to the 19th century, this impressive and substantial property boasts many original features throughout including a beautiful feature staircase, ornate corning, high skirtings and ceilings, and decorative internal archways. Operating as a hotel since 1953 the hotel has been extensively refurbished and maintained by the present owners and benefits from a Visit Scotland 3-star grading. Trading throughout the year generating a consistent level of income and excellent profitability from the attractive letting bedrooms, popular public bar, and lounge bar which together with the dining room can cater for 60 covers. The property benefits from mains gas-fired central heating and double glazing throughout. An excellent business and homestyle opportunity the owners are selling due to retirement. Fully operational and offering a turnkey opportunity for the buyer viewing is highly recommended.

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OFFERS IN THE REGION OF £395,000

ENTRANCE/HALLWAY/RECEPTION

An arched doorway and transom offers access into the vestibule which opens into the welcoming hallway/reception area which is fully tiled including a polished commemorative tile noting the date of 1953 when the hotel began trading. An impressive sweeping staircase leads to the first floor which is home to all eight bedrooms. The reception area offers access to the rear office.

LOUNGE BAR 9.38m x 4.39m 30'8" x 14'8"

The lounge bar has been recently refurbished and is bright and airy and enjoys an attractive bay window to the front, and cosy open fire with cast iron surround, Caithness stone hearth and decorative wooden mantle piece. With partially wood lined walls, dado rail, wall lights and a combination of carpet and timber flooring this area has seating for around 30 covers. The modern bar servery is conveniently placed sharing the working area for the public bar. Doors from this room offer access to both the dining room, and also to the rear hall that is shared with the public bar which in turn offers access to the beer garden, and also the male, female and accessible facilities which incorporate a baby changing services.

DINING ROOM 6.65m x 5.63m 21'10" x 18'5" max

Offering approximately a further 30 covers this lovely area incorporates a guests lounge area and four windows offer plenty of natural light.

BREAKFAST ROOM 5.53m x 4.48m 18'1" x 14'8" max

Double aspect windows including an attractive bay window to side. Open fireplace with cast iron insert, tiled surround decorative wooden mantle. Carpet.

PUBLIC BAR 7.82m x 7.56m 25'8" x 23'5" max

The spacious and popular public bar has its own separate entrance with the bar servery being located to the rear with bar. With comfortable fitted box seating, table, stools and chairs this area offers darts, pool, fruit machines, juke box and two large wall mounted TV's offering live Sky Sports. Access to the rear beer garden is offered.

ANCILLARY AREAS

The ancillary areas within the hotel include the following: a well-equipped commercial catering kitchen with preparation area, adjoining wash up area, chilled beer cellar, cold store, dry store, ladies and gent's WC's, administration office and laundry area.

LETTING BEDROOMS

All the comfortable bedrooms are well-appointed with modern facilities including central heating thermostats, TV's, hospitality trays and ironing boards.

Bedroom 1 3m x 2.63m 9'10" x 8'7"

Single with en-suite shower room

Bedroom 2 3.40m x 3.35m 11'3 x 11'2 max

Double with en-suite shower room

Bedroom 3 4.59m x 3.08m 15' x 10'1 max

Twin with en-suite shower room

Bedroom 4 4.45m x 4.08m 14'7 x 13'4" max

Four-poster with en-suite shower room

Bedroom 5 3.93m x 3.17m 12'10" x 10'4" max

Double with en-suite shower room

Bedroom 6 4.72m x 2.98m 15'6" x 9'10"

Double with en-suite shower room

Bedroom 7 5.83m x 3.31m 19'1" x 10'10m max

Large double suite with en-suite shower room

Bedroom 8 5.96m x 4.45m 19'10" x 13'2" max

Triple with en-suite shower room

OWNERS ACCOMMODATION

The top floor offers spacious living accommodation for the proprietors which could also be utilised as staff quarters or as a further rental opportunity. Offering excellent storage and open plan in design accommodation offers a well-appointed fitted kitchen, living and dining area, double bedroom and shower room. Given the layout of the living/dining room this could easily be reconfigured to provide an additional bedroom.

Outside

To the rear of the property is a sheltered beer garden with attractive timber pergola, timber picnic benches, electric wall mounted heaters and external TV point. A detached block-built garage with up and over door can be found to the rear of the tarmacadam car park.

GENERAL INFORMATION

The business is being sold as a going concern with stock at valuation if desired. Figures relating to the Business are available for inspection but will only be released to professional advisors after initial inspection of the property. A copy of licence (Licensing Scotland Act 2005) will be available to interested parties post viewing. The property benefits from a CCTV system with both external and internal coverage.

SERVICES

Mains water and drainage, electricity and gas. Central heating & hot water (2 cylinders) from gas fired boiler. Fully fire compliant. All areas of business are Wi-Fi enabled.

EPC

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Rateable Value

The rateable value is £16,000 (effective from 01 April 2017) benefiting from a 25% discount under the Small Business Bonus Scheme with a payment liability of £5,880.

Business Website

www.queenshotelwick.co.uk

Postcode

KW1 5PZ

Entry

By arrangement.

Viewing

By arrangement with our Wick Office.

Price

Offers in the Region of £395,000 should be submitted to our Wick Office.

Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

Location

Wick, one of the two main towns of the district has the County General Hospital, supermarkets, professional, medical and educational facilities. From Wick there are regular bus and rail services south and from Wick airport, there are regular scheduled air services. Inverness is approximately two hours' drive.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.



