LOWS
LAW PROPERTY FINANCE

SMITHFIELD HOTEL, DOUNBY, KW17 2HT
OFFERS OVER £575,000

The Smithfield Hotel is a highly regarded and successful business situated in the heart of Dounby village. The business has been operated by the current owners since June 2011 and has an ever increasing turnover together with an excellent reputation. Accommodation and food/wet sales are all strong.

The hotel has 10 bedrooms, a restaurant, café and public bar. The well-appointed bedrooms include 1 family room, 4 twin rooms, 4 double rooms and 1 single room with all but the single bedroom having en-suites. There is a private shower room for the use of the single bedroom occupants. Guests can relax in the residents' TV lounge.

The 90 cover restaurant has a fully functioning bar and is regularly fully booked during the summer season. The café is located at the front of the hotel in the conservatory and looks out into the village. There is also a small meeting or function room which appeals to those wishing a private dining room and is used as an overflow for the popular café.

The public bar is a traditional pub with a well stocked gantry, dart boards and pool table. During the winter months there are darts and pool teams and a Saturday night poker event.

The hotel also has a fully functioning modern kitchen, walk-in fridge, walk-in freezer, store room housing several fridges, cellar, laundry and reception.

There is a double garage which is presently used as a store and may be suitable for conversion into owners accommodation.

The Smithfield Hotel has its own website and room reservations can also be made directly with the hotel or via Booking.com and Laterooms.com. The hotel has a Scottish Tourist Board 3 star Inn classification.

Dounby is one of the largest village settlements in Orkney and enjoys an excellent range of amenities including shops, primary school, G.P. practice and also the venue for the highly popular West Mainland Agricultural Show which takes place every August. Many of Orkney's well-known neolithic sites including Skara Brae, Ness of Brodgar and Maes Howe are within easy reach. The hotel is also well situated for the renowned trout lochs of Orkney's West Mainland.

SERVICES – *Mains services. Telephone.*

RATEABLE VALUE - *£22,500*

ENERGY PERFORMANCE RATING – *Band G.*

ACCOUNTS – *Abbreviated trading accounts will be made available, by permission of the owners, to interested parties' financial advisers.*

LICENCE – *The Smithfield Hotel possesses a Premises Licence. Interested parties should consult Orkney Islands Area Licensing Board for further information regarding licensing requirements.*

STOCK – *The stock will be taken over at valuation on the day of sale.*

FIXTURES AND FITTINGS *– The fixtures and fittings of the hotel, with the exception of personal items are included in the sale price. The sellers will be providing an inventory prior to conclusion of sale.*

ENTRY – *By arrangement.*

VIEWING - *For an appointment to view please contact Lows Property Department.*

PRICE *- Offers over £575,000*
Further enquires should be directed to Lows Property Department with whom all offers should be lodged in writing.

DINING ROOM

CAFE

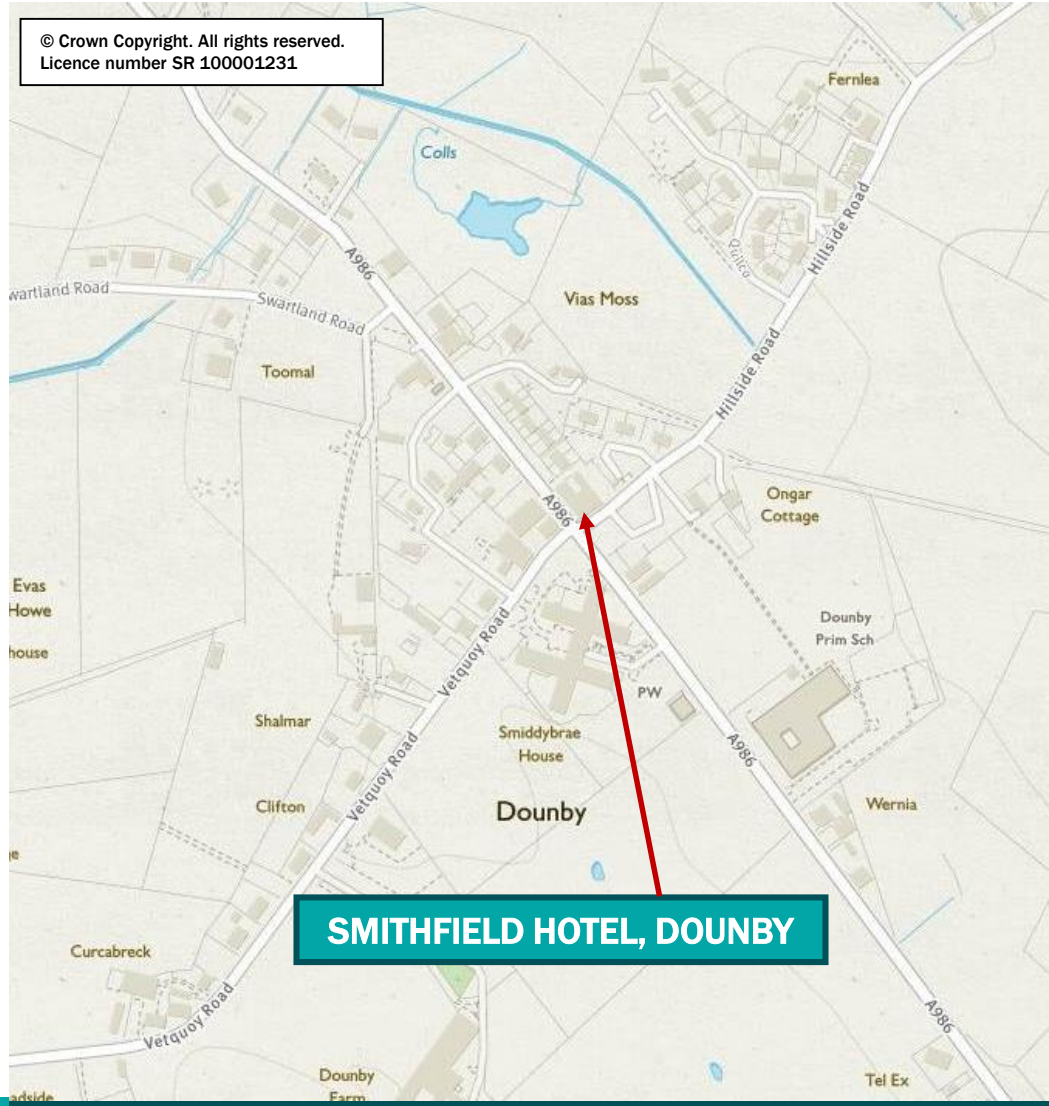
DINING ROOM

BEDROOM 7

PUBLIC BAR
BEWARE OF THE WIFE

BEDROOM 1

rightmove
find your happy



DJMF

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.

Lows
Solicitors – Estate Agents
5 Broad Street
Kirkwall
Orkney, KW15 1DH
T. 01856 873151 F. 01856 875450
E. enquiries@lowsorkney.co.uk W. www.lowsorkney.co.uk