



Sands Hotel

Burray, KW17 2SS



 **GRAHAM
SIBBALD**



TAKE A LOOK INSIDE

The Sands Hotel is a highly regarded four-star hotel occupying a superb waterfront position in the village of Burray. Offering eight en-suite guest bedrooms, an established restaurant, conservatory and public bar, together with exceptional sea views, generous private parking and excellent owner/operator facilities, this is a rare opportunity to acquire a successful hospitality business in one of Orkney's most scenic coastal locations.

Also available for offers over £150,000 is Point Cottage, a semi-detached two-bedroom property next door used as staff accommodation which could equally serve as owner accommodation.

KEY FEATURES

- Highly regarded and successful 4 Star hotel
- 8 rooms all en-suite
- 40 cover restaurant, 30 cover conservatory and 40 cover public bar
- Well-appointed rooms include 2 suites, 2 family rooms and 4 doubles
- Restaurant and conservatory enjoy sea views over the bay
- Public bar with multi fuel stove, darts boards and pool table
- Commercial kitchen, walk in chill, beer cellar, wine/spirit store
- Patio for alfresco dining
- Private car park

Offers Over £750,000

Occupying a spectacular waterfront setting, the Sands Hotel is a well-established and highly respected four-star hotel offering an exceptional opportunity to acquire a thriving hospitality business in one of Orkney's most desirable coastal locations.

Renowned for its warm hospitality, quality accommodation and outstanding restaurant, the hotel has built an excellent reputation with both visitors and local residents alike. Beautifully positioned to enjoy uninterrupted sea views, the property offers an enviable combination of lifestyle and commercial potential.

The hotel provides eight well-appointed en-suite guest bedrooms, comprising two suites, two family rooms and four double rooms, all finished to a high standard to ensure a comfortable and relaxing stay for guests.

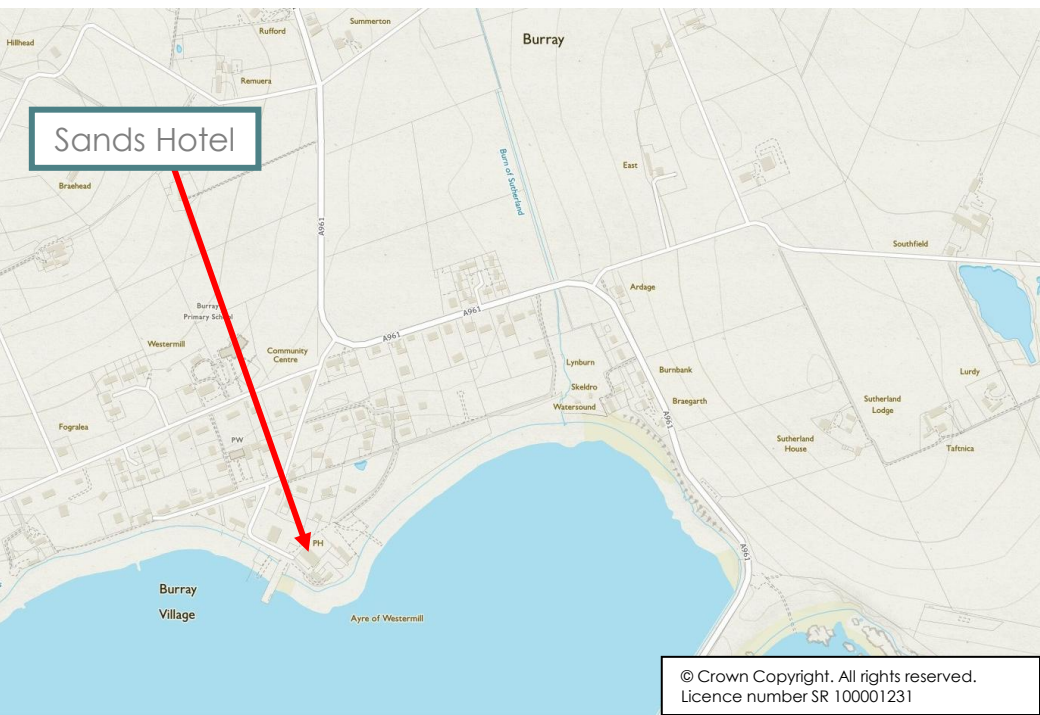
At the heart of the business is the welcoming 40-cover restaurant and adjoining 30-cover conservatory, both enjoying views across the bay and providing a wonderful setting for diners throughout the year. Complementing the restaurant is a popular 40-cover public bar, complete with a multi-fuel stove, pool table and darts area, creating a relaxed and inviting atmosphere for both residents and locals.

Supporting the business is a fully equipped commercial kitchen, together with walk-in chill, beer cellar, wine and spirits store and excellent service facilities, allowing the business to operate efficiently. Outside, a patio seating area provides the perfect space for al fresco dining while taking full advantage of the spectacular coastal surroundings. The hotel further benefits from a generous private car park, ensuring convenient access for guests and visitors alike.









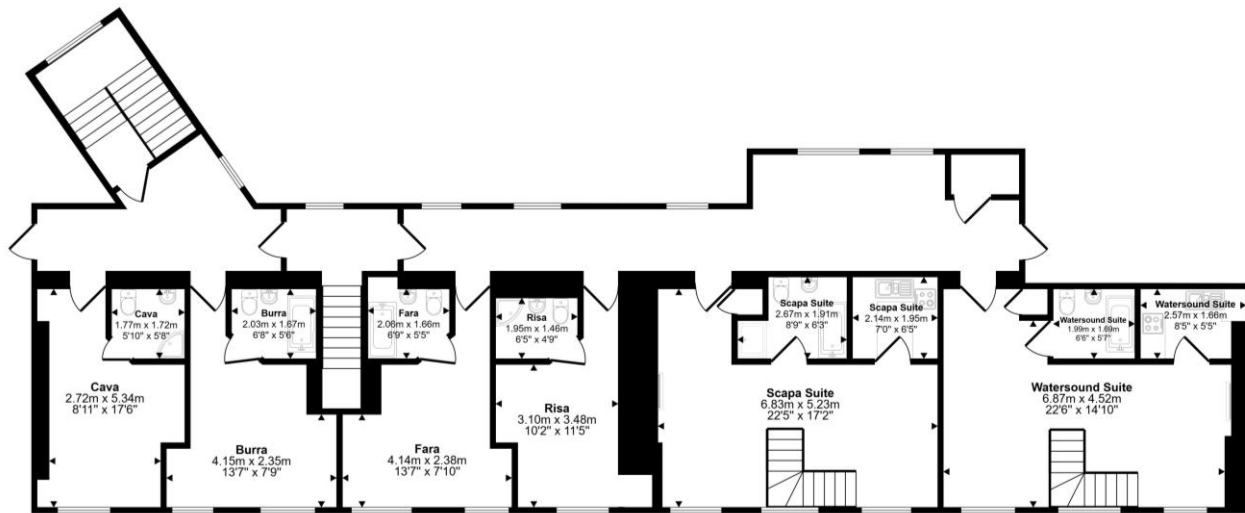
LOCATION

Situated in the island community of Burray, connected to Mainland Orkney via the Churchill Barriers, the Sands Hotel enjoys an excellent trading position within easy reach of Kirkwall, St Margaret's Hope and many of Orkney's most popular visitor attractions. The islands continue to attract increasing numbers of tourists each year, drawn by their rich history, internationally significant archaeology, abundant wildlife and dramatic coastal scenery, providing an excellent foundation for a successful hospitality business.

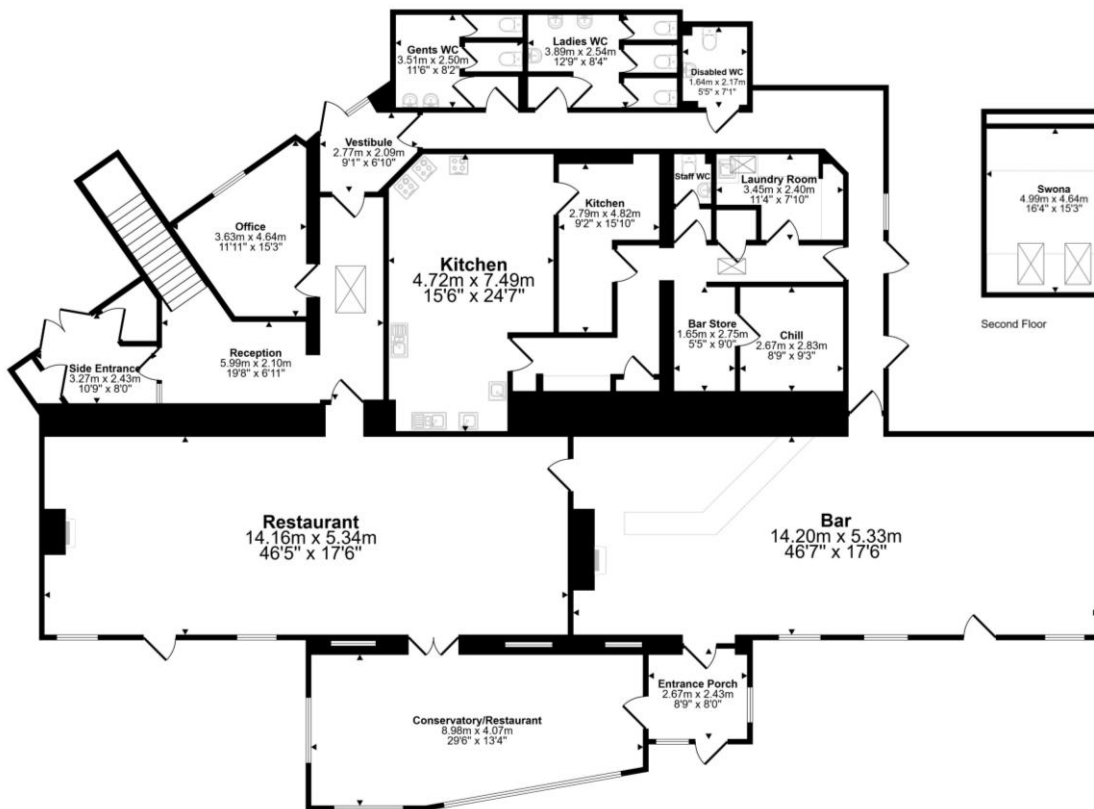
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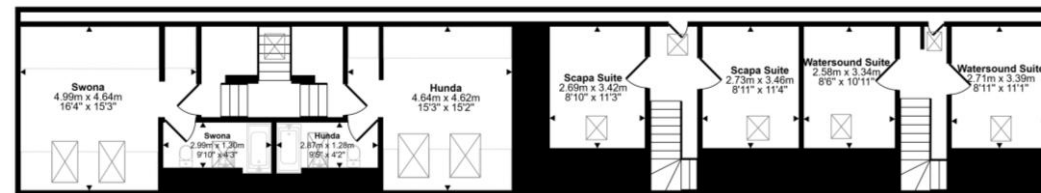




First Floor



Ground Floor



Second Floor



Viewing

For an appointment to view
please contact Lows on
01856 873151 or
enquiries@lowsorkney.co.uk

All further enquiries should be
directed to Lows, to whom all
offers should be submitted in
writing.



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WEBSITE DETAILS –
thesandshotel.co.uk
Booking.com - 9.2 (Superb)
TripAdvisor - 4.5 (Excellent)
Trivago - 9.7 (Excellent)

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

LICENCE – The Sands 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.

EXTRAS – The fixtures and fittings of the hotel, with the exception of personal items are included in the sale price. The sellers will provide an inventory prior to conclusion of sale.

SERVICES – Mains water, telephone, mains electricity and private septic tank.

RATEABLE VALUE – £33,000.

ENERGY PERFORMANCE CERTIFICATE – Band G.

DATE OF ENTRY – By arrangement.

www.lowsorkney.co.uk

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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.