



## Stromabank Hotel, Longhope, , KW16 3PA Offers In The Region Of £305,000

K Allan Properties are delighted to present The Stromabank Hotel to the open market as a going concern.

The Stromabank Hotel is situated on the tranquil island of Longhope, Hoy, with breath-taking views across the Pentland Firth towards the Scottish Mainland.

The Stromabank Hotel comprises of bar with tables, restaurant, commercial kitchen, dry-store, toilet blocks, function room, office, utility and 4 ensuite bedrooms over 2 floors. The owners accommodation comprises of entrance hall, living room, kitchen with dining, 3 bedrooms and bathroom over 2 floors. There is ample parking space outside the property, and the hotel has disabled friendly access. There is a field positioned adjacent to the Hotel which is also included in the sale. This field is approx. 1 acres.

The island of Hoy is well known for its wartime heritage with remnants still visible today. There is an abundance of native wildlife and stunning beaches, as well as the famous sea stack - The Old Man of Hoy.

The island is well connected with a community bus, and two ferries which run regular daily sailings to the Orkney mainland. The island has a Primary School, general store with post office and fuel station, doctors surgery, cafes, theatre and museum.

Orkney mainland is a short ferry crossing away, and provides secondary schools, supermarkets, restaurants, cinema, sports centre and other local amenities. The two ferries are run by Orkney Ferries, with regular sailings from Houton and Stromness, making commuting possible. Ferry timetables can be found on [www.orkneyferries.co.uk](http://www.orkneyferries.co.uk)

## PROPERTY

The property sits on 1 acre of land, and dates back to the early 1900's, when it was formerly used as South Walls school.

The Hotel comprises of bar with tables, spacious restaurant, commercial kitchen, dry-store, function room, office and laundry area and 1 disabled friendly ensuite bedroom on the ground floor, with 3 ensuite bedrooms on the first floor. The well-stocked bar benefits from a multi-fuel stove and new carpet. The restaurant comfortably sits 30 guests, and benefits from panoramic sea views over the Pentland Firth and surrounding islands. The Hotel also benefits from a large carpark and 5 hardstanding pitches, which could be suitable for caravans, camping pods or motorhomes - subject to relevant permissions.

The owners accommodation can be accessed either through the Hotel or from a private entrance, and comprises of entrance hall, living room and kitchen with dining area on the ground floor, with 3 spacious bedrooms and a bathroom on the first floor. The kitchen comprises of a generous amount of wall and base units, with space for a free-standing cooker, washing machine/.tumble dryer, dishwasher and fridge-freezer. The bathroom comprises of w/c, sink and bath with shower. The accommodation benefits from a private driveway and well-maintained garden.

## BUSINESS

The current owners have undergone a programme of refurbishment and upgrades, including all 4 ensuite rooms, which have been redecorated and refurnished within the last 18 months.

The accommodation and bar are open all year round, with the restaurant currently open through the main season only. Trade mainly comes from tourists, locals, coach parties, events and workers staying over, and also benefits from new and repeat bookings. The business is sold with all future bookings.

There is the potential to increase the business by advertising on more platforms, such as booking.com and open the restaurant all year round.

There is a building warrant in place to convert the

function room into a large bedroom.

There is also the potential of using the hard-standing pitches and adjoining field for a camping/glamping site - subject to planning permission.

## LAND

The property is sold with a field, positioned adjacent to the property. The field is approx. 1 acres, and may have the potential for glamping pods/ camping site - subject to planning permission.

## ACCOUNTS

Trading information is available to interested parties upon request with a formal note of interest from legal representation.

## TENURE

The business is offered for sale on a Freehold basis.

## GUIDE PRICE

Offers are invited in the region of £315,000.

## LICENSES

The premises benefits from a premises license.

## VIEWINGS

By appointment only, arranged through K Allan Properties.

Call 01856 876377 or email info@kallanproperties.co.uk

## SERVICES

Electricity: Mains

Water: Mains

Drainage: Septic Tank

Telephone: Connected

Heating: Oil Central Heating

## RATEABLE VALUE

Stock will be additional to valuation.

According to the Scottish Assessors website, the draft rateable value for April 2023 is £3,950. This means the property is exempt from paying rates.

## EPC - D

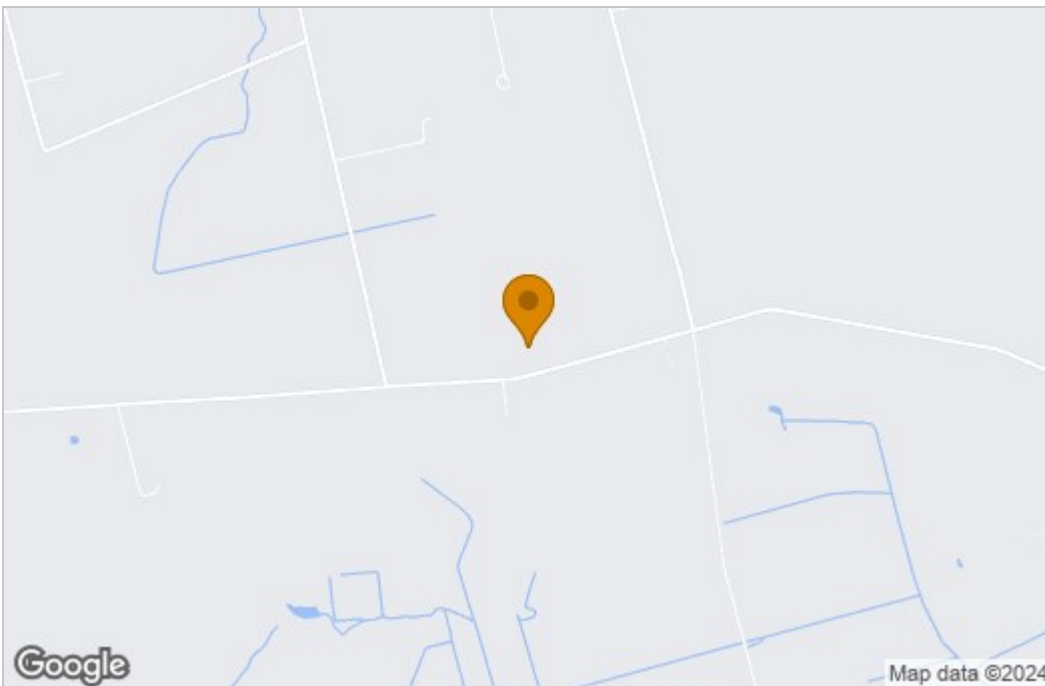
A copy of the Energy Performance Certificate will be available upon request.



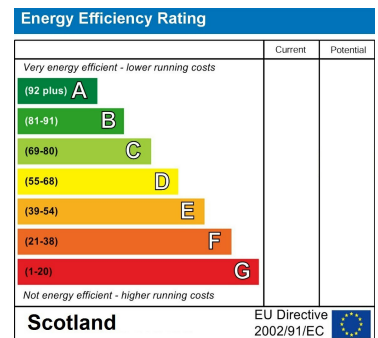
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.