



Ewington Hotel

32/34 Main Street

Stoneyburn
West Lothian
EH47 8AU

Traditional village hotel and pub

With family accommodation



Scan Here!



8 BED



2 BATH + 2 WC



COMMERCIAL

ENERGY

G

EPC RATING

Ewington Hotel



FREEHOLD SALE-Ewington Hotel is a well presented extended family run hotel and public house well capable of future development with plenty of available un used space for the addition of commercial kitchen's and restaurant with the correct planning permissions, the Freehold is complemented with generous owner's accommodation on the 1st floor along with five letting bedrooms this combined with the overall design and layout of the property and car park positions this as one of the most unique properties available within the area that is also available with attractive residential part exchange opportunities.

The area itself has excellent communication links with the property and business forming part of the heart of village life. There is also a main line train station and full access to the M18 network within a very short drive.

The area is also extremely well served for education from Nursery through Primary School and on to High School's all within the catchment of the property.

ACCOMMODATION (ground floor)

Public Bar, gent's toilet, former kitchen storage, beer cellar, boiler room, general storage, lounge bar, ladies toilet, proposed kitchen, and function room.

ACCOMMODATION (first floor)

Five letting bedroom's, shower room, owners apartment comprising of bedroom with en suite, further bedroom, office, lounge dining room, kitchen, vestibule and hallway.

SITUATION

The business is a popular and well established hotel and pub which has been family run for the current and last generation it is trading extremely successfully under the current management operation and still presents much potential for growth by increasing the overall proposition available to the village and beyond. The business could also be adapted into other areas providing the correct applications were made to the local authority utilizing all the current space available.

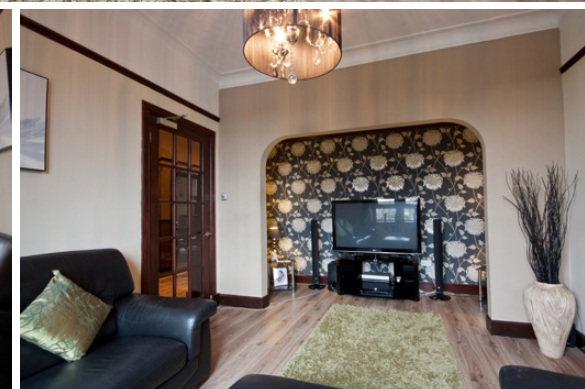
The property is available with a negotiated entry date and part exchange, early viewing is strongly recommended to fully appreciate the flexible accommodation and attention to detail within this property, location and business.







Family Accommodation



Specifications

TRADING FIGURES AND TENURE

Trading information will be supplied to seriously interested parties after viewing and assessment.

SUMMARY

The Ewington Hotel offers potential buyers with a fantastic opportunity to purchase a popular and well established hotel/public house in a highly sought after village location.

The business benefits from good trading figures and presents many possibilities for new owners to increase turnover.

- The subjects are connected to mains supplies of water, gas and electric
- Ewington Hotel is only available as a freehold purchase and is currently not available on leasehold therefore no enquiries or viewings are invited on this basis.

SITE & GROUND CONDITIONS

We have no information regarding the exact site area, and the boundaries appear obvious, the full extent of the feu should be checked by reference to the relevant Title Deed documentation.

APPROXIMATE DIMENSIONS

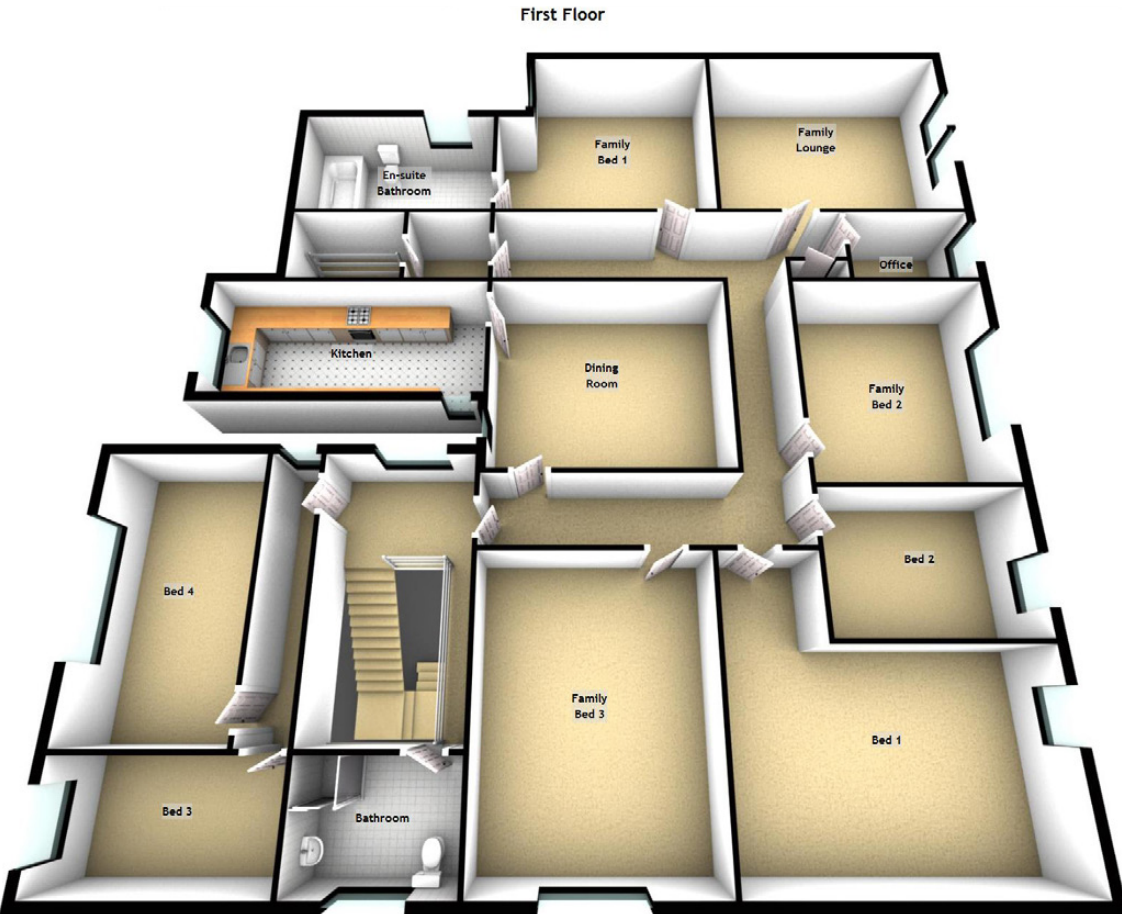
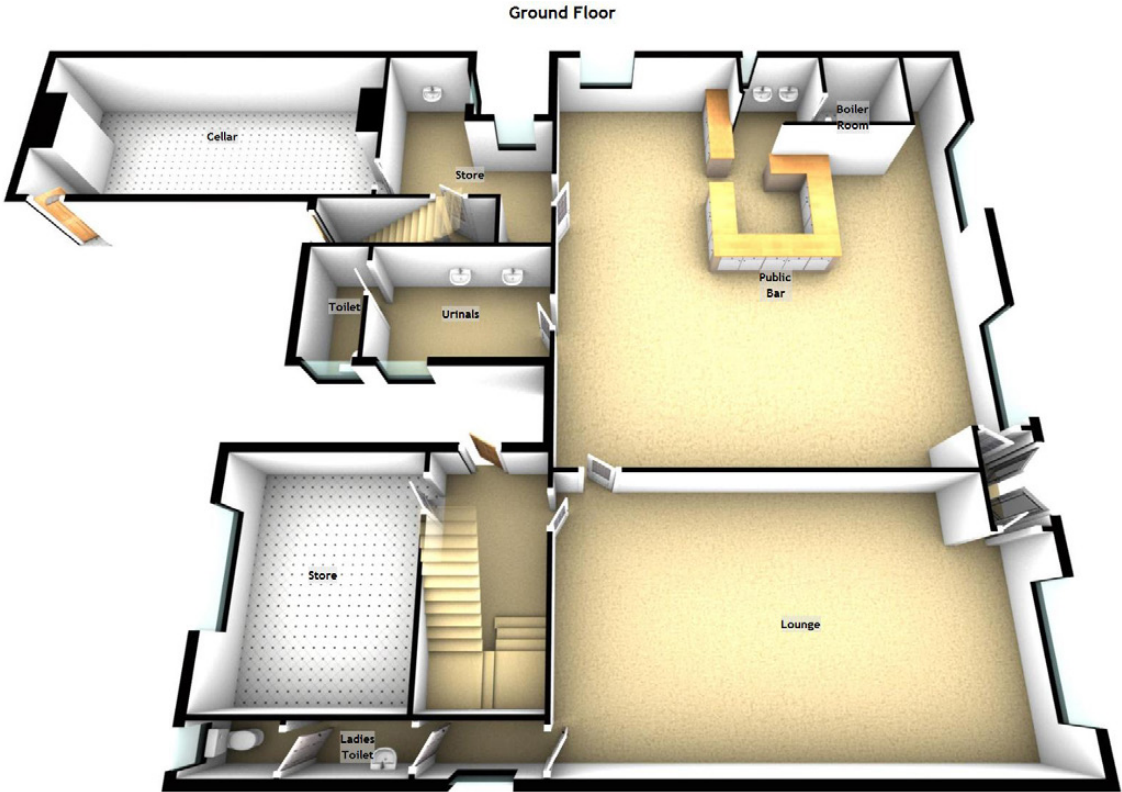
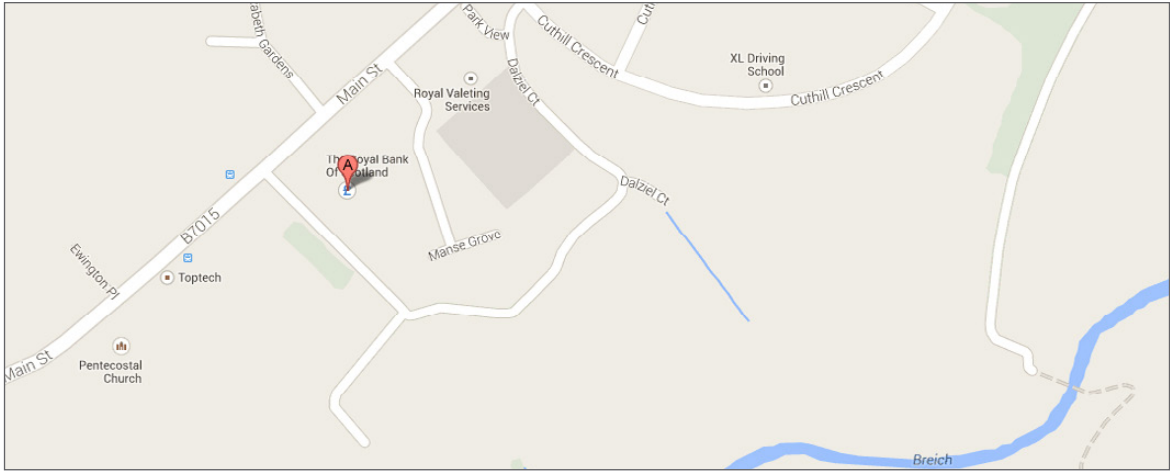
(Taken from the widest point)

Lounge	9.04m (29'8") x 4.79m (15'9")
Kitchen	3.74m (12'3") x 2.08m (6'10")
Public Bar	9.79m (32'1") x 8.83m (29')
Dining Room	3.93m (12'11") x 3.69m (12'1")
Family Lounge	5.17m (17') x 3.68m (12'1")
Office	2.67m (8'9") x 2.59m (8'6")
Bed 1	4.91m (16'1") x 3.73m (12'3")
Bed 2	3.76m (12'4") x 2.36m (7'9")
Bed 3	3.67m (12') x 2.30m (7'7")
Bed 4	3.21m (10'6") x 2.76m (9'1")
Family Bed 1	3.81m (12'6") x 3.68m (12'1")
Family Bed 2	3.74m (12'3") x 3.69m (12'1")
En-suite Bathroom	3.92m (12'10") x 2.09m (6'10")
Family Bed 3	3.94m (12'11") x 3.72m (12'3")
Bathroom	1.96m (6'5") x 1.73m (5'8")
Toilet	2.49m (8'2") x 1.20m (3'11")
Urinals	3.67m (12') x 1.95m (6'5")
Ladies Toilet	2.10m (6'11") x 0.87m (2'10")
Cellar	7.57m (24'10") x 3.71m (12'2")

EXTRAS

(Included in the sale)

All fitted carpets and floor coverings, and all equipment; the current liquid stock may be purchased if required at cost.





McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street

Edinburgh, EH7 4LB

Telephone: 0131 524 9797

Fax: 0131 556 5129

Email: info@mcewanfraserlegal.co.uk

www.mcewanfraserlegal.co.uk



Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their estate agents as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of an offer and all statements contained herein are believed to be correct but are not guaranteed and any intended purchaser must satisfy themselves as to their accuracy. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room. Any detailed measurements ought to be taken personally.



Text and description
BILL CORBETT
Commercial Director



Professional photography
PHILIP STEWART
Photographer



Layout graphics and design
EMMA PATRIZIO
Senior Designer