

HOLBORN HOTEL

16 PRINCES STREET
THURSO, KW14 7BQ

MCEWAN FRASER LEGAL IS DELIGHTED TO PRESENT TO THE MARKET THE HOLBORN HOTEL SITUATED IN THURSO, ONE OF THE MAIN TOWNS ON THE NORTH COAST 500 ROUTE.

The north coast 500 route is now one of the most Instagrammed routes in the world making this a once in a lifetime opportunity to purchase a thriving hotel, bar and restaurant right in the heart of the action. Located within a five-minute walk to both Thurso train station and the 500 meters long Thurso beach.



“... known by the locals for its high-quality seafood dishes ...”

HOLBORN HOTEL



The hotel's Bar 16, Red Pepper restaurant and Holborn Lane covered over outdoor dining area are a popular choice with the ever-growing number of visitors to the area and benefit from the passing trade of campers, road trippers, hotel guests and day visitors all year round. The Holborn Hotel is known by the locals for its high-quality seafood dishes, coffee and cakes, local ales and whiskeys, live music and modern cocktails which is why the current owners have managed to grow and maintain such a loyal customer base.



HOLBORN HOTEL

The main entrance gives open access to the reception hall. On the ground floor and situated to the front of the property you will find the welcoming Red Pepper restaurant which provided 40 covers and offers a formal dining experience. The restaurant is well known and highly regarded in the area for its high quality, locally sourced seafood dishes and mouth-watering steaks.



HOLBORN HOTEL



Bar 16 which also has a lounge area and at capacity can sit 60 guests has an informal and relaxed ambience and is a great place to relax after a day of exploring. Within the bar and lounge area, you will find many relaxing seated areas, a pool table and ladies and gents toilets.



Bar 16 offers an excellent choice of food, coffee, draft beer, wine and spirits and often hosts live music, party nights etc. From the lounge, there is access to Holborn Lane outdoor dining area which has been recently refurbished and can service a further 25 covers.

There is also a private dining room, well equipped and maintained kitchen and washing area a laundry store, cellar and storage areas.



"... a thriving well looked after and loved investment ..."

HOLBORN HOTEL



HOLBORN HOTEL

On the first floor, there are six hotel rooms all en-suite, these include one family room, two double rooms and 3 single rooms. On the second floor, there is a further double en-suite bedroom, it is on this floor where there is opportunity to convert the whole floor into owners accommodation.

The current owners have meticulously built and maintained good relationships with trades and have good processes in place making this opportunity an easy and lucrative investment.

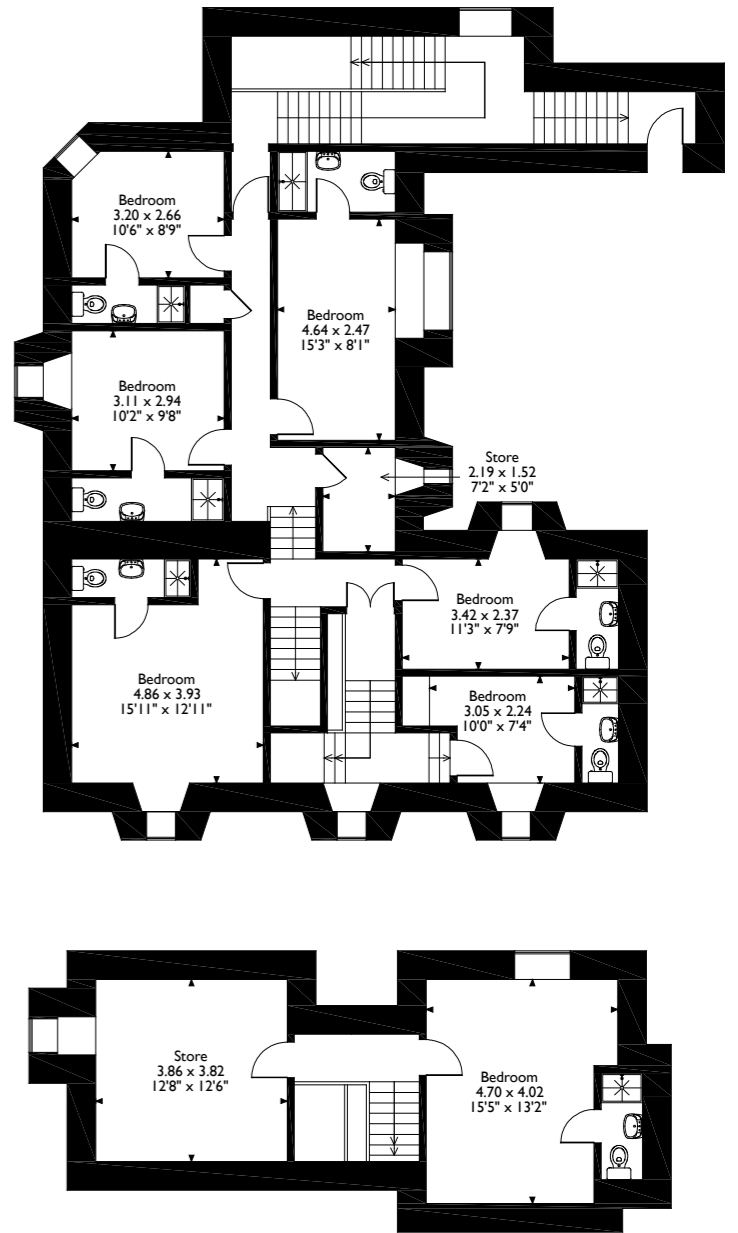
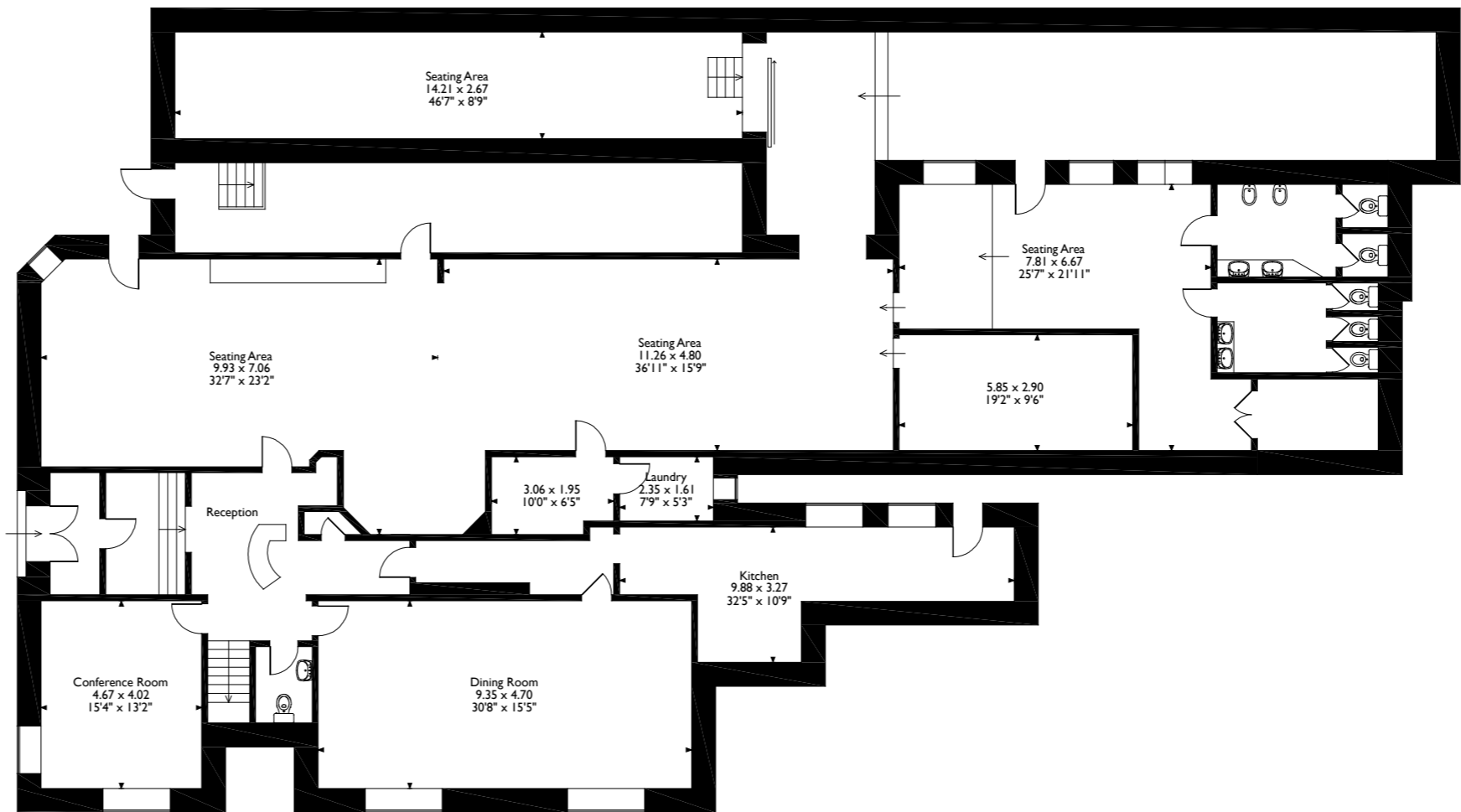
Overall, The Holborn Hotel is a thriving well looked after and loved investment at the heart of one of the most popular 'Routes' in the world, with the opportunity to work and live in the premises it is a no brainer.

Services: Mains water, electricity, gas and drainage.

Tenure: Freehold.

Accounts: Will be made available following a formal viewing or note of interest by your solicitor.

Extras (Included in the sale): The Holborn Hotel comes complete with goodwill and all trade contents (according to inventory) but excluding personal items. Stock at valuation.



HOLBORN HOTEL

LOCATED IN THE CENTRE OF THURSO AND ONLY A 5 MINUTE WALK FROM THE TRAIN STATION AND THURSO BAY, THE HOTEL HAS EVERYTHING ON ITS DOOR STEP.

Thurso has many facilities including a health centre, dentist, shops, hotels, restaurants, supermarkets and a railway station with regular services to Inverness and connections to the rest of the UK. Wick Airport has daily flights to Edinburgh and Aberdeen where domestic and international flights are available.



HOLBORN HOTEL

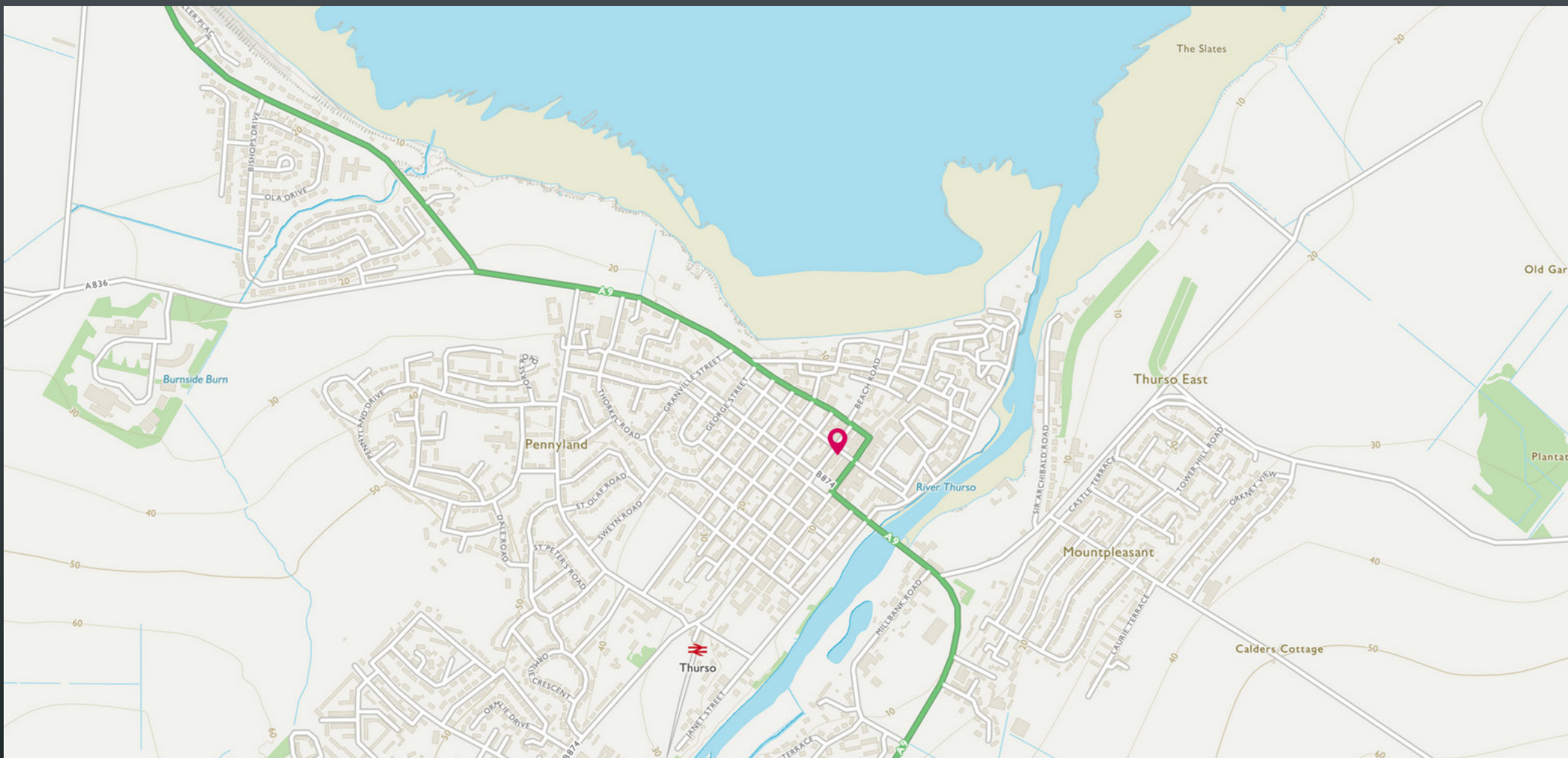
“... renowned as a world-class destination for outdoor pursuits ...”

The University of the Highlands & Islands (UHI) offers many further education opportunities in both Wick & Thurso. Caithness General Hospital is located in Wick and is a rural general hospital offering a large range of medical services to the surrounding area.

The Scottish Highlands are renowned as a world-class destination for outdoor pursuits such as hill-walking, fishing, sailing, pony trekking, mountain and road biking with the far north, often referred to as the last great wilderness in Europe, providing some of the most beautiful beaches and mountains in Scotland and of course the world-famous North Coast 500 route.

HOLBORN HOTEL





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor 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 any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
CONNIE NUGENT
Surveyor



Layout graphics and design
ALLY CLARK
Designer