



Drysdale & COMPANY

For Sale –

Freehold Asking price
offers over £1,350,000

Victoria Square & The
Orangery Restaurant

12 Victoria Square
Stirling
FK8 2QZ

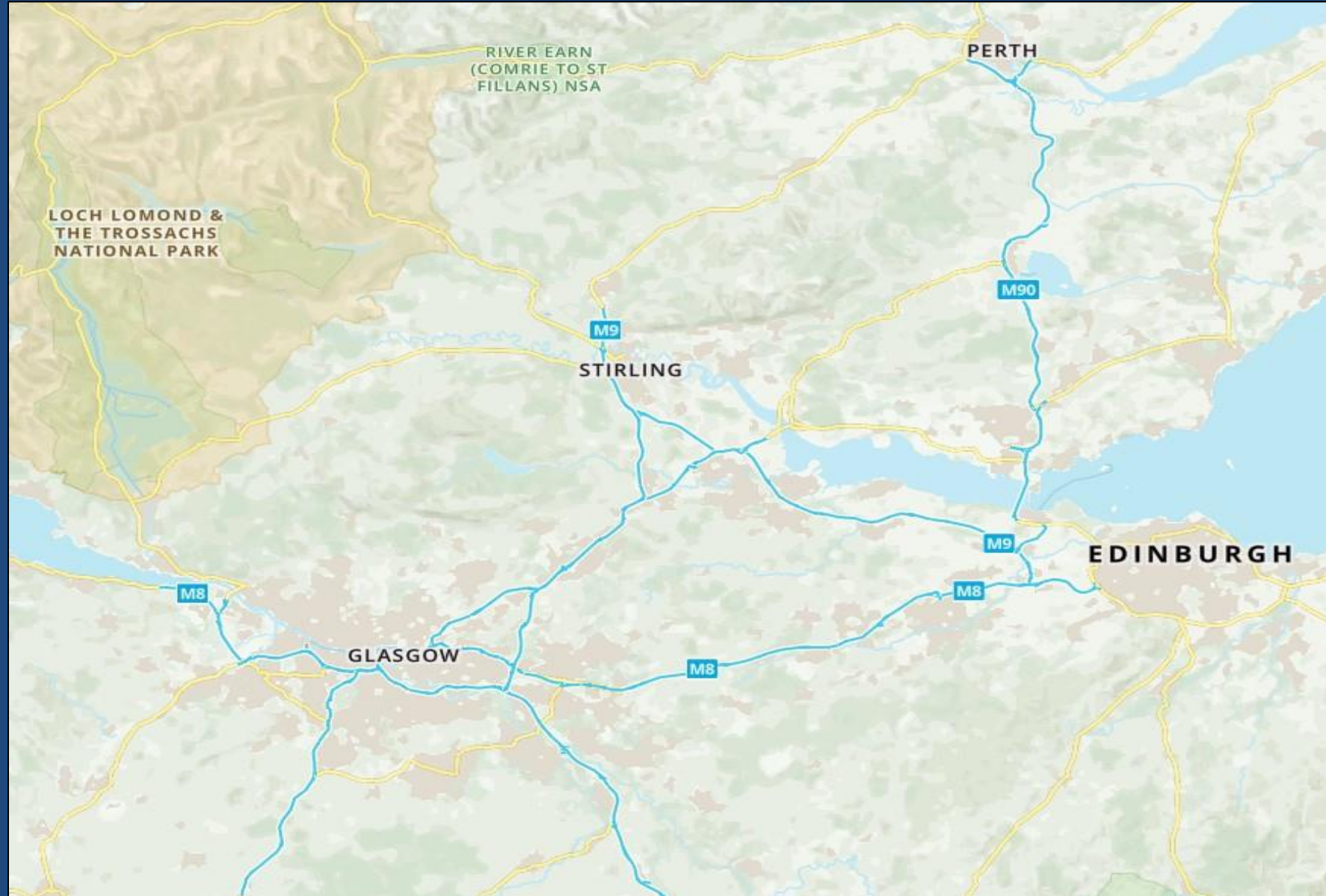


Victoria Square Guest House & The Orangery Restaurant

Executive Summary

- A unique opportunity to acquire a 5 Star Restaurant with Rooms in the Kings Park area of Stirling
- 10 bed boutique hotel in a detached Victorian villa beneath Stirling Castle
- Private gardens
- Resident's Lounge
- Breakfast Room
- Conservatory Orangery Restaurant
- Scottish Hospitality Award Winner – Boutique Hotel of The Year 2019
- Staff accommodation
- Private Car Park

Location



The property is situated within the Kings Park area of Stirling, 5 minutes walk from the town centre. The surrounding area is principally residential with Stirling Golf Club situated 100 yards to the west. The building is overlooked by Stirling Castle to the north, one of the principal tourist destinations in Central Scotland. Stirling is often referred to as 'The Gateway to the Highlands' with the Ochil Hills providing a picturesque backdrop to the town.

Situated at the top of the central Scotland motorway network, the town is easily accessible with the M9 leading south east to Edinburgh (40 minutes) and the M80 leading south west to Glasgow (30 minutes). Many tourists pass through Stirling to journey north to the Highlands and it is the perfect base for exploring Central Scotland, with the area popular with walkers, cyclists and golfers being within easy reach of the Ryder Cup venue, Gleneagles, and the numerous Championship courses around Fife and St Andrews.

Description

Victoria Square Guesthouse is contained in a classic symmetrical detached Victorian sandstone villa, elevated from street level and accessed from a stone staircase. The building is surrounded by mature landscaped gardens with the benefit of a private car park to the rear which can easily accommodate 10 cars.

The current owners purchased the property in 2008 (TBC) and have developed it into an award winning business, benefitting from both a 5 Star Guesthouse and 5 Star Restaurant with Rooms rating from the Scottish Tourist Board.

<https://www.victoriasquare.scot/>



Victoria Square Guest House offers the luxury and service of a boutique hotel, with the individual touches and warmth of welcome of your favourite home from home. This 5 Star rated Restaurant with Rooms is located in the shadow of Stirling Castle and within the Georgian and Victorian grandeur of the Kings Park conservation area, the setting could not be better for experiencing the historic heart of Scotland.

To the side of the original property is an impressive glazed conservatory which houses The Orangery, one of Stirling's finest restaurants.

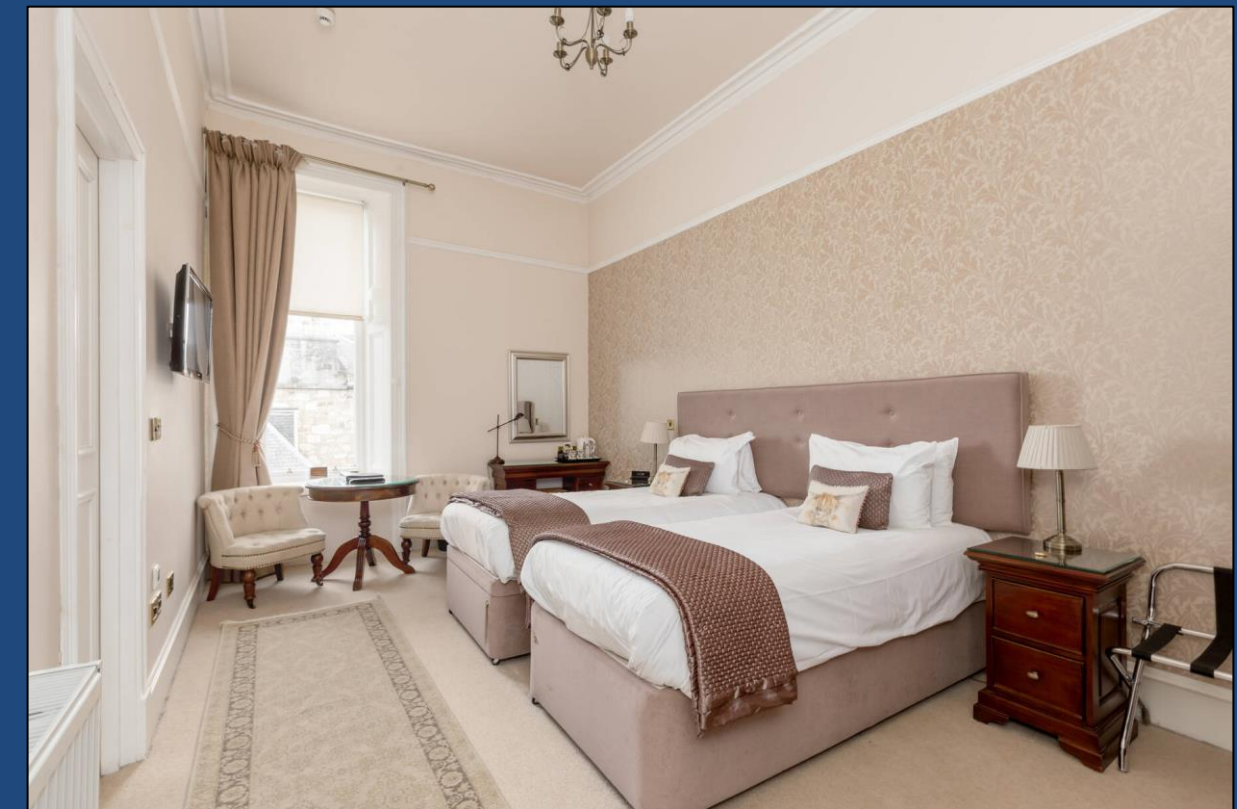
The restaurant caters for lunches, afternoon teas and a fine dining menu for both residents and non-residents.

Letting Accommodation

The small hotel includes 10 ensuite letting bedrooms.

All rooms are presented to an excellent standard throughout.

High quality furniture is provided throughout with rooms benefitting from high ceilings and original cornicing features synonymous with traditional Victorian construction.



Rooms

1. Super King Room – Upper Ground floor
2. Superior Double – First Floor (Castle View)
3. Twin/Super King – First Floor
4. Deluxe 4 Poster – First Floor
5. Superior Double – First Floor
6. Superior 4 Poster – Upper Ground Floor
7. Standard Double – Upper Ground Floor
8. Superior Double – Lower Ground Floor
9. Twin/Super King – Lower Ground Floor
10. Superior Super King – Lower Ground Floor

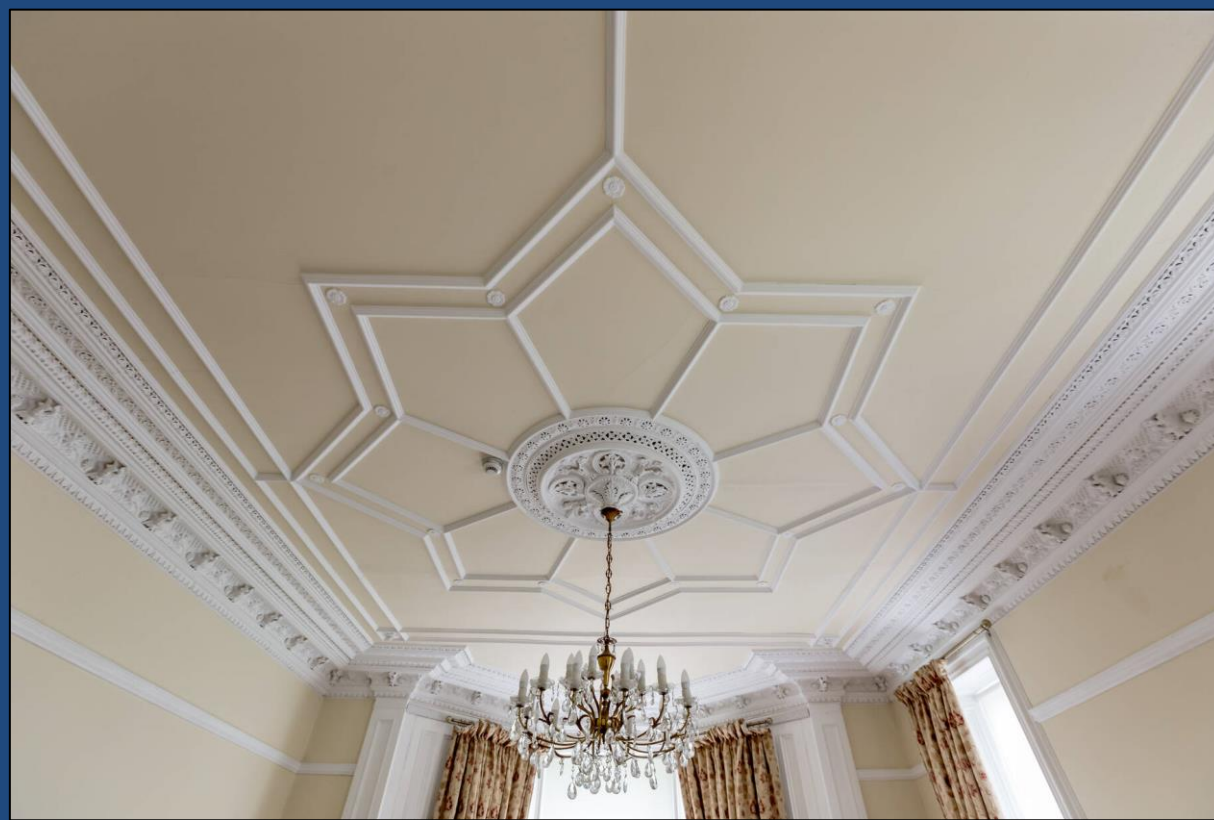


Public Accommodation

The property has a large ground floor residents lounge which is available for guests throughout the day and is often utilised by dinner guests for pre or post dinner drinks.

The impressive room overlooks Victoria Square with a large bay window and includes original cornicing and a wood burning stove contained within the original fireplace.

The breakfast room is situated on the other side of the reception hallway in a similarly sized room, which also provides access to the conservatory.





The Orangery

The Orangery Fine Dining restaurant is contained within the conservatory extension, with mosaic tiled flooring and small selection of moveable furniture overlooking leafy Victoria Square itself.

Opportunity

Victoria Square Guest House & The Orangery Restaurant offers a purchaser an opportunity to take over a well established, award winning business in the heart of the Scotland.

The property has been very well maintained and no capital expenditure is required, being in exceptional walk-in condition.

The business has been awarded a 5 Star rating as a Guest House and as a Restaurant with Rooms by the Scottish Tourist Board, with Victoria Square being the only 5 Star rated accommodation in Stirling.

The current owners do not live on-site, there is an attic apartment used by the executive chef and one of the rooms at lower ground floor level is also used by a staff member.

The whole of the lower ground floor level was previously utilised as owners accommodation and includes an open plan kitchen and lounge area (top right).



As such there is potential to use some or all of the lower ground floor garden rooms as owners accommodation if a buyer wished to utilise the property for their own living purposes.

The hotel has traded profitably for years and updated trading information will be provided to serious parties on viewing the property.

A video walk through is available via the link below:

<https://vimeo.com/763411862>



Price

Offers over £1,350,000 are sought for the Freehold interest. Fixtures and fittings within the hotel are all included in the sale as a TOGC.

Finance

We are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

Viewing

Strictly by appointment only with the Sole Selling Agents, Drysdale & Company. No approach to be made to the property or members of staff.

Staffing

The hotel is operated by the current owners with a full compliment of staff.

Current staff members will pass over with a sale of the business as a going concern, under TUPE legislation. Contract details can be provided on request.

Rateable Value

The Rateable Value (2017) is £22,750

EPC Rating G.



All enquiries:

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. A list of Partners can be obtained from any of our offices. Date of Publication: October 2022