



The Victoria Hotel, Kirkcaldy

a unique opportunity to purchase an
established family friendly hotel with
restaurant and function facilities

Victoria Hotel, 28 Victoria Road, Kirkcaldy, KY1 1DS

Executive Summary

- A unique opportunity to acquire a family friendly hotel within a busy catchment area.
- Family owned and operated.
- 21 newly refurbished ensuite bedrooms.
- Breakfast room and restaurant, lounge bar
- Function Room that can hold up to 120 for weddings, funerals and private events
- Full commercial kitchen
- Extensive private car park to the rear

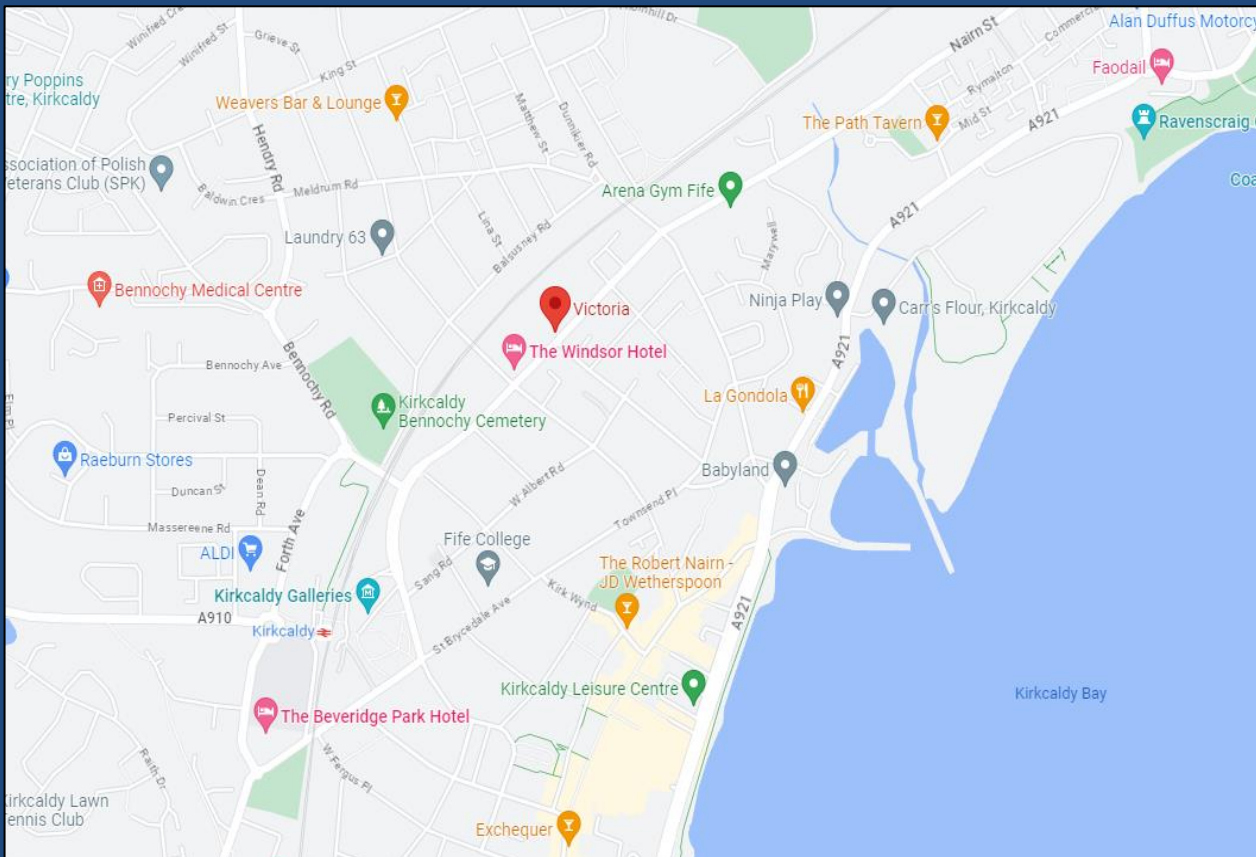
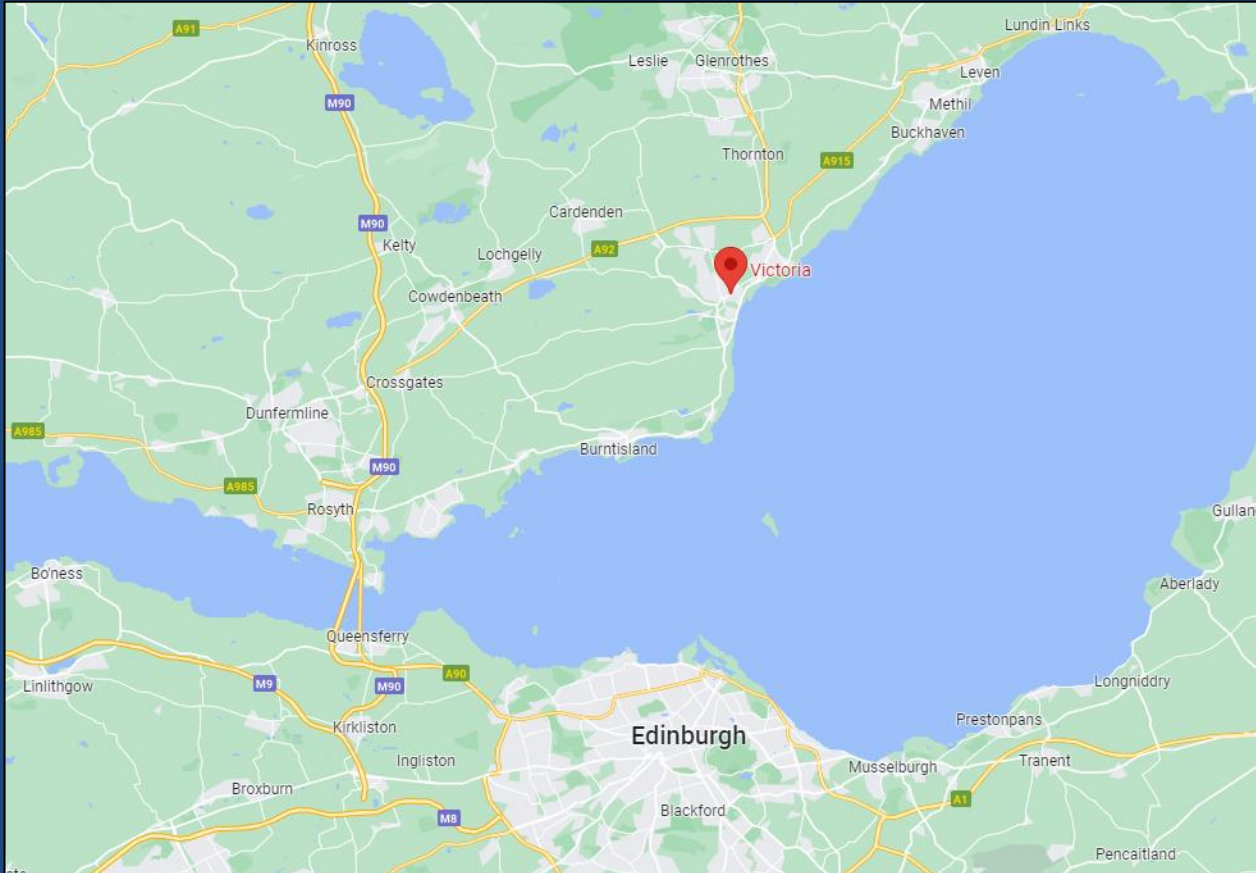


Location

The Victoria Hotel is situated on Victoria Road a short distance north of Kirkcaldy town centre. The surrounding area is of a mixed use nature with numerous residential properties, commercial office space and leisure properties within the immediate vicinity.

Kirkcaldy is situated on the south east coast of Fife, easily accessible via the A92 trunk road. Dunfermline is located 14 miles to the west, Kinross 17 miles to the north west and St Andrews 24 miles to the north east. Drive time to central Edinburgh via the Queen Elizabeth Crossing road bridge is less than an hour.

The hotel has a good mix of leisure and corporate clients and the wider region is popular with golfers with numerous Championship grade links courses within easy reach to include St Andrews, Kingsbarns, Leven Links, Dumbarnie and Ladybank.





Description

The hotel is contained within a detached property of traditional stone construction that has been significantly extended over the years.

There is some parking to the immediate front and side of the hotel although principal parking is available to the rear of the property where there is a substantial private car park, with secondary access available to the hotel from the rear.

A central door to the front of the hotel leads to the reception area which in turn provides access to all of the public space throughout the property.

There is a lounge bar, dining room and large function room, all provided at ground floor level. Ancillary accommodation includes a large, fully fitted commercial kitchen, toilets and storage.

The hotel is very well known locally as a wedding venue, with the function room able to cater for 120 guests. Funeral teas and private functions are also commonplace, with the benefit of various options of space available to book.



Letting Accommodation

The letting accommodation within the hotel includes 21 ensuite rooms with a mix of single (1) twin (1), double (13), Deluxe Double (5) and family rooms (1) available.

All rooms have recently been upgraded to a high standard throughout so very little capital expenditure is required by an incoming purchaser.

The customer base is a mix of leisure, corporate and function based bookings.

All rooms are finished to a similar style and standard with Flat Screen TVs, Complimentary Tea and Coffee Facilities, Hairdryer, and Free Wi-fi.

Opportunity

The Victoria Hotel presents an excellent opportunity for a purchaser to take over a well established small hotel which has an excellent reputation for the provision of functions and private events, close to Kirkcaldy town centre.

The function space provided allows customers the option of booking a high quality space for up to 120 people, with many weddings on the books for an experienced operator to benefit from with a purchase of the business.

Kirkcaldy benefits from excellent road and rail links which makes the hotel the perfect base for exploring the Fife coast, with the hotel also being popular with golfing parties.

The business continues to trade well being part of a family group of hotels, and full trading information will be made available to serious parties upon viewing the hotel.

The lounge bar to the front of the property carries a traditional theme and leads through to a further dining room which features original wood panelling to the walls and is popular throughout the day for breakfasts, afternoon teas and dinner.

The function room is separate from the lounge bar and dining room and so private events can be catered for in addition to the day to day running of the hotel business for hotel guests or drop in customers.



Price

Offers over **£895,000** are sought for the freehold property, fixtures & fittings and goodwill.

Finance

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

Viewing

Strictly by appointment only. No approach to be made to the property or members of staff.

Staffing

The venue is fully staffed, and 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 (From 1st April 2023) is £75,500.

EPC

EPC Rating G - 150.

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