



## The Hillpark Hotel, Rosyth

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

# Hillpark Hotel, 10 Heath Road, Rosyth, Dunfermline, KY11 2BT

## 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
- MacKenzies Public Bar
- Function Room (100) for weddings and private events
- Full commercial kitchen
- Large private car park



HILLPARK

HOTEL

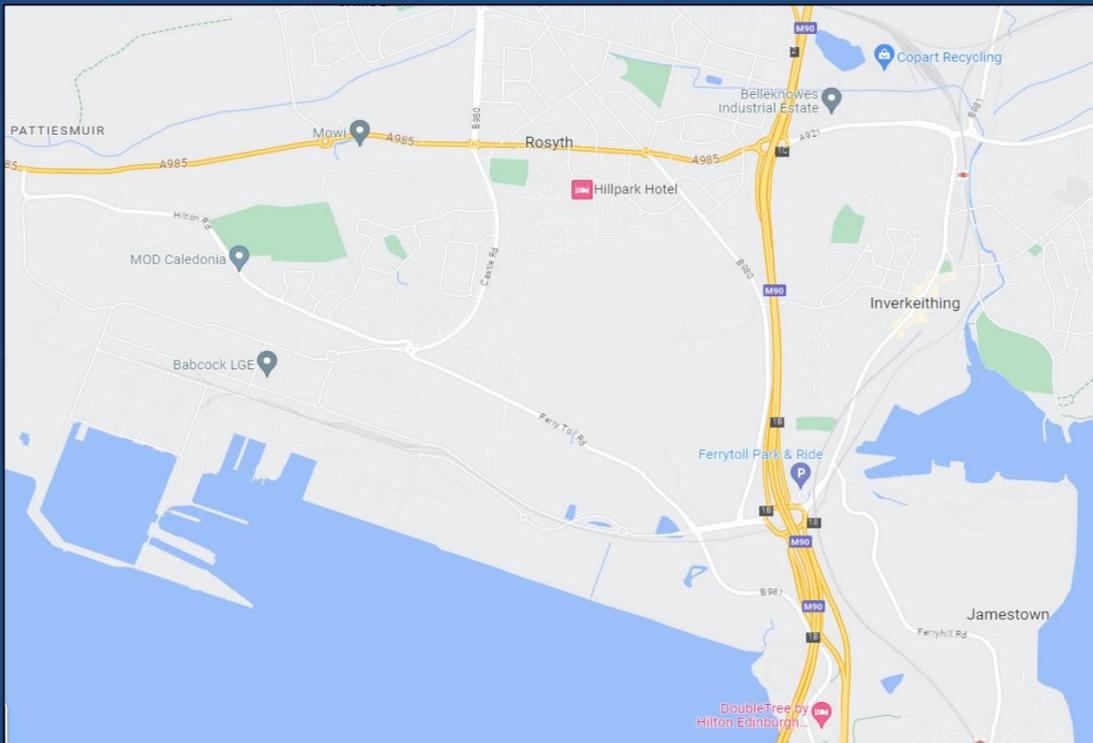
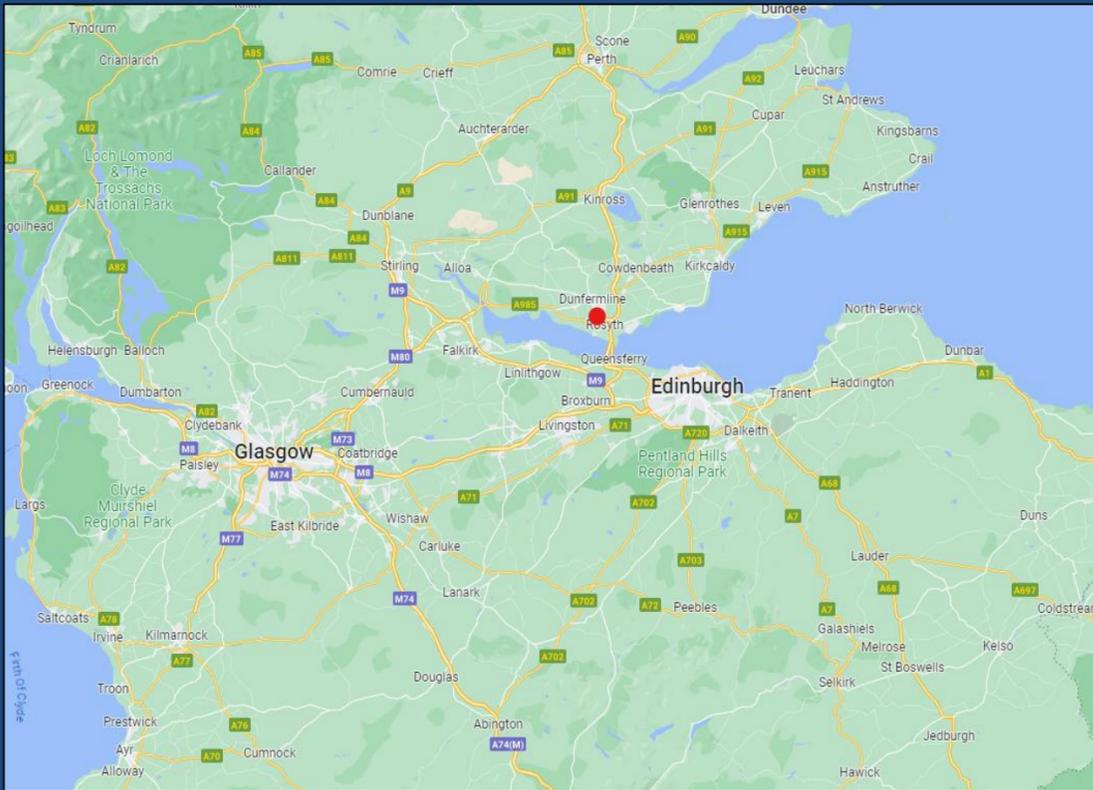
# Location

Hillpark Hotel is situated within a densely populated residential area in the town of Rosyth. The address is Heath Road but the hotel is actually accessed from Ridley Drive which links to the main road through the town a short distance to the north of the property. This road, the A985 in turn links to the M90 only half a mile to the east of the property.

The M90 is one of the main motorway routes into Edinburgh and incorporates the new Victoria Crossing bridge over the River Forth.

Rosyth is well known for its naval dockyard utilised for the construction and dismantling of naval vessels, with various ongoing contracts secured by the site over the next few years.

Rosyth is situated on the north shore of the Firth of Forth close to the larger town of Dunfermline as well as Inverkeithing and Dalgety Bay.



# Description

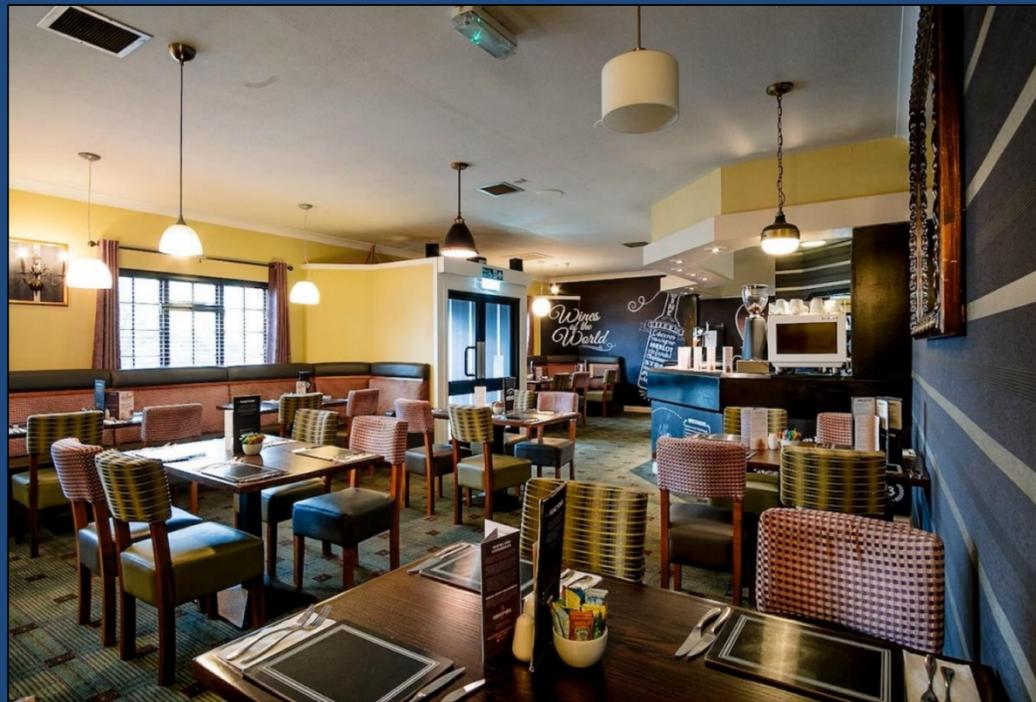
The hotel is contained within a detached part single, part two storey property of modern brick construction. A large surfaced car park, with marked spaces for Over 40 cars and a coach, leads to the main reception to the front elevation. Separate access can also be taken directly to the Bistro which is used as the hotel's breakfast room and lunchtime/evening restaurant.

A large open reception area with desk and office to the rear for staff, provides access to all public areas and also to the letting accommodation, set over ground and first floor levels.

The function room is situated to the rear of the ground floor level. The newly refurbished Function Suite has everything required to create the perfect event. With a private bar, large dance floor and annex where buffets can be served the suite can comfortably sit 100 for dinner and 120 for parties and gatherings.

The restaurant is fitted to a high standard throughout and includes moveable and booth style seating to cater for up to 40. A feature bar servery is also provided.

MacKenzies public bar also benefits from separate access from the car park with staff access available internally from the commercial kitchen area. A popular locals bar, the room includes sections of fixed seating with a pool table and corner serving counter.





## Letting Accommodation

The letting accommodation within the hotel includes 21 ensuite rooms with a mix of twin, double and family rooms available.

All rooms have recently been upgraded to a high standard throughout so very little capital expenditure is required by an ingoing 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 Hillpark Hotel presents an excellent opportunity for a purchaser to take over a well established small hotel within a busy catchment area.

The function space provided allows local residents the option of booking a high quality space for up to 120 people and not having to travel into central Edinburgh, while the proximity of the hotel to good transport links makes the hotel the perfect base for exploring the Fife coast and day trips to Edinburgh and beyond.

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 Bistro and separate public bar are also well utilised by local residents as well as hotel guests.

## Price

Offers over **£780,000** 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 1<sup>st</sup> April 2023) is £31,400.

## EPC

EPC Rating G - 151.

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