



The Gables Hotel

1 Annan Road, Gretna, Dumfries & Galloway, DG16 5DQ

Tenure: Leasehold

Price: Offers in the Region of £100,000

Ref: 96699

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Grade II listed Victorian property
- Extensively refurbished throughout
- 31 en suite letting bedrooms
- Bar (70) and restaurant (40)
- Function room (100+)
- New free-of-tie lease available

Location

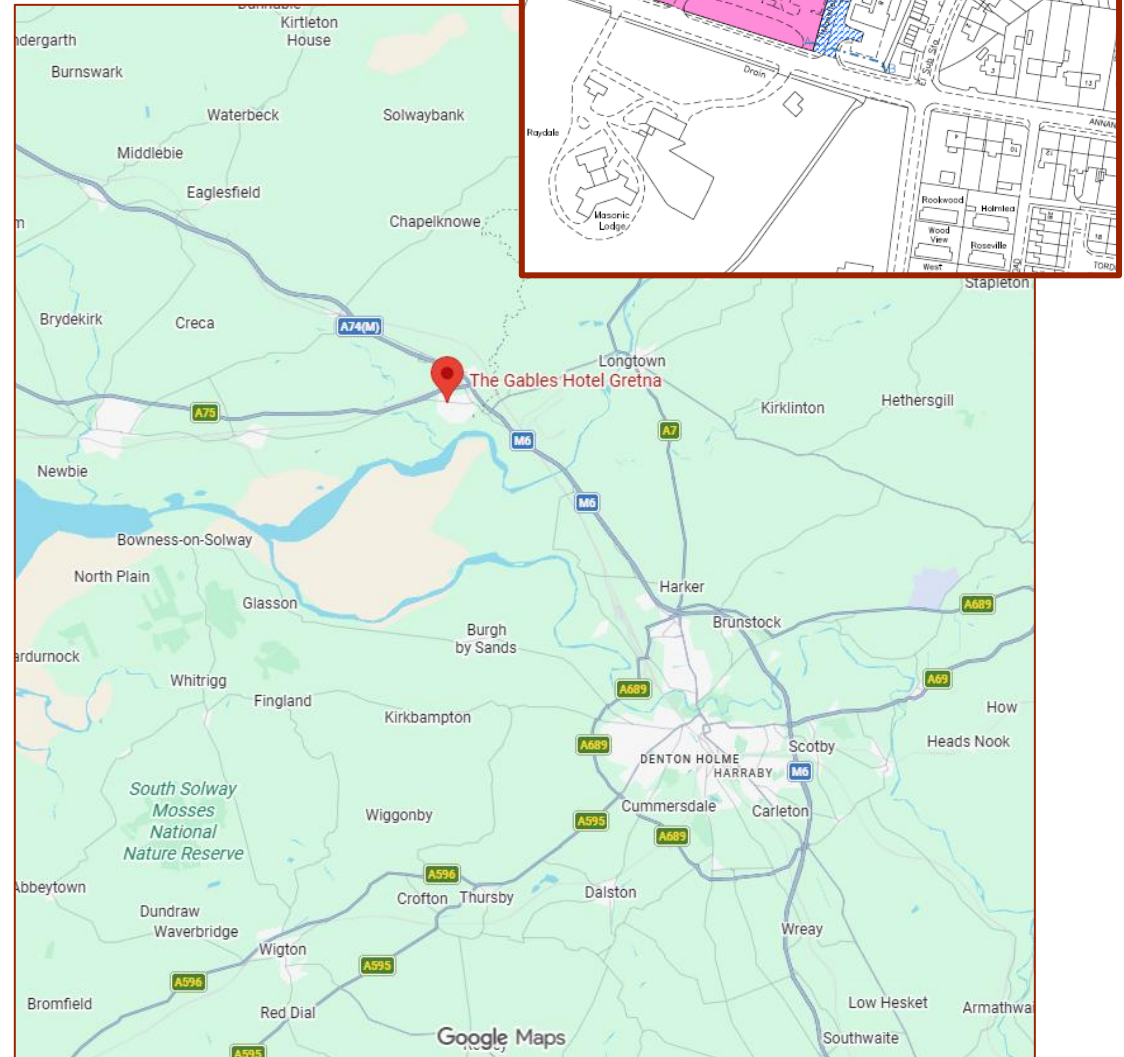
The Gables Hotel is located on Annan Road in the Dumfries & Galloway town of Gretna. Gretna is situated on the Anglo-Scottish border near the mouths of the rivers Esk and Sark, and is recognised globally as the 'wedding capital of the UK'. The town attracts thousands of visitors each year due to its romantic history of elopement.

Other notable attractions in the area include Gretna Green's famous blacksmith's shop, Caledonia Park Designer Outlet, The Devil's Porridge Museum and the Courtship Maze.

Gretna is situated 22 miles south-east of Dumfries, eight miles east of Annan and 10 miles north of Carlisle. The town acts as the gateway to Scotland and sits directly off the M74/M6 motorway corridor. It is served by its own dedicated railway station which provides direct links to Carlisle and Dumfries.

The Property

The property was constructed in the early 20th century and is Grade II listed. It is of brick construction over two storeys to the main under a pitched slate roof. It sits in approximately 1.3 acres of grounds and has been significantly extended in recent times.



Trade Areas

ENTRANCE/LOBBY with reception desk and seating for 10. Beautifully appointed LOUNGE BAR AREA (which can also be used as a function suite) with a BAR SERVERY, loose and fixed seating for 70, a brick fireplace with log burner and carpet and wood flooring. This area has been subject to much investment. On-level CELLAR to the rear of the bar.

FUNCTION ROOM for 100+ with bar servery, carpet flooring, wooden dance floor area and two smaller function dining rooms. LADIES', GENTLEMEN'S and DISABLED ACCESS TOILETS.

LAUNDRY ROOM.

SITTING ROOM with sofa seating for 10.

RESTAURANT/BREAKFAST ROOM with 40 covers.

MANAGER'S OFFICE.

Letting Accommodation

Set over the ground and first floors, comprising 31 letting rooms which include a mix of four-poster bridal rooms and double, twin and family rooms, in addition to one spacious suite. All rooms have en suite facilities and six of the letting rooms feature jacuzzis. All are decorated and furnished to a very high standard with minibars, TVs and tea and coffee making facilities.

External

Private driveway. Beautifully appointed gardens with established borders, manicured lawns and parking for 50 vehicles.





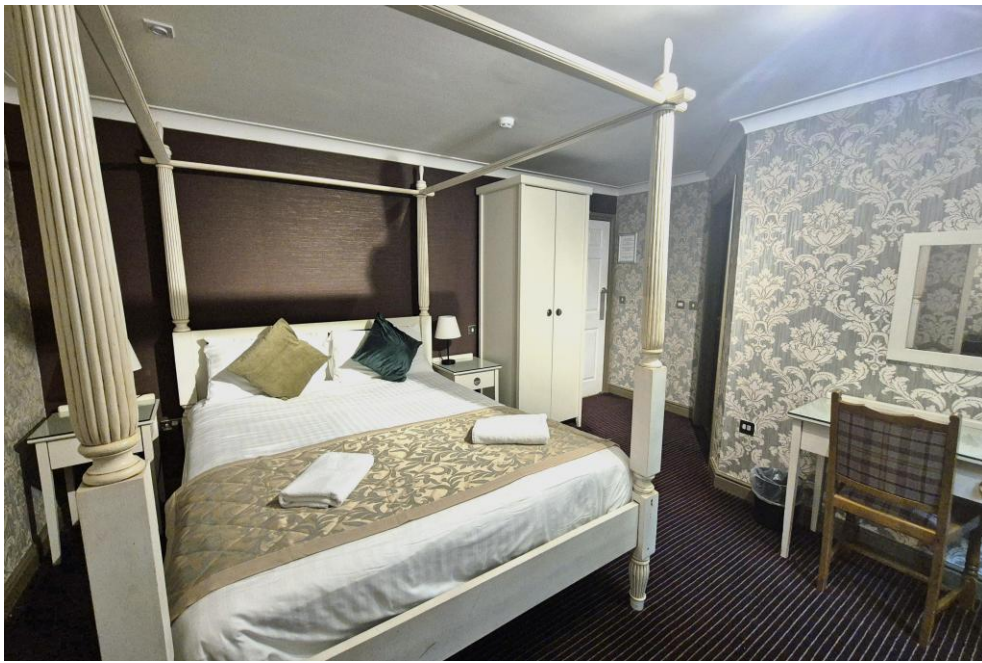
The Business

The Gables Hotel is a traditional three star hotel located in the heart of Gretna, an area which attracts many visitors all year round. The hotel has a public bar and restaurant and is a popular wedding reception and function venue. The business is under new ownership and our clients are now offering a new lease agreement as set out overleaf.

Historic trading figures show a net turnover in excess of £680,000 per annum. In our opinion, this is an exciting opportunity for an experienced operator to acquire a turnkey business situated in a busy tourist town.







Licences

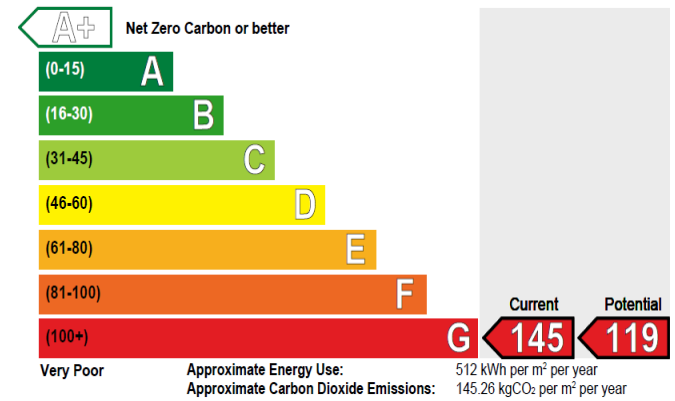
A Premises Licence is held for the retail of alcohol.

Services

All mains services are connected.

Rateable Value: £40,725 as at 1 April 2026.

Local Authority: Dumfries & Galloway.



Tenure & Price

No direct approach to be made to the business; please direct all communications through Sidney Phillips.
Viewing strictly by appointment only.

LEASEHOLD	OFFERS IN THE REGION OF £100,000 to include goodwill, fixtures and fittings. Stock at valuation in addition. Incoming party to buy the inventory as part of the premium.
TERM	Seven years – longer lease term negotiable.
ASSIGNABILITY	Assignment subject to landlord consent
BOND	A bond equivalent to three months' rent in advance.
RENT	Stepped Year 1 - £70,000 Year 2 - £75,000 Year 3 - £80,000 per annum, paid monthly in advance.
RENT REVIEW	Subject to rent reviews every third year of the term.
REPAIR LIABILITY	Full repairing and insuring lease.
TIE	Free of tie.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT is not applicable.





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Business Mortgages

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