

27 CRAIGMILLAR PARK  
EDINBURGH  
EH16 5PE

# KILDONAN LODGE HOTEL





# FREEHOLD

## Offers Over £2,000,000

- ✓ Outstanding Victorian Hotel built in 1874 - 4 Star Visit Scotland Award
- ✓ Standing in its own grounds consisting of 15 en suite Bedrooms
- ✓ Beautifully presented public areas including magnificent Drawing Room with Cocktail Bar
- ✓ Separate Restaurant (30) awarded "Taste our Best" by Visit Scotland
- ✓ Separate Lodge House to rear of main hotel which gives a further option to increase total number of en suite bedrooms to 18
- ✓ Prominent trading location in Edinburgh's Southside close to city centre and all attractions
- ✓ Performing with strong turnover and profits. Managed by an excellent team
- ✓ Same owners for last 26 years – retirement sale
- ✓ [www.kildonanlodgehotel.co.uk](http://www.kildonanlodgehotel.co.uk)

**An imposing boutique hotel property of undisputed  
Victorian grandeur in one of the best trading locations in Edinburgh**

# Kildonan Lodge Hotel, Edinburgh, EH1 6 5PE

## SITUATION

The Kildonan Lodge Hotel occupies a prominent trading position on the A701 Craigmillar Park in Edinburgh's affluent Newington area. This location in the city is one of the best known trading areas for independent hotels close to Edinburgh's World Heritage city centre. This area is close to Edinburgh University, Kings Buildings, The Royal Observatory, SAC, the Edinburgh Royal Infirmary, as well as the Edinburgh Bio Quarter, all of whom provide all year round trade to the hotel.

Craigmillar Park/Newington Road is the main arterial road linking the city centre to Edinburgh's Southside and the city by-pass network. Edinburgh is second in the UK only to London in terms of tourists and overseas visitors per year. During 2017, Edinburgh attracted nearly 4.5m visitors with a strong combination of overseas and domestic visitors.

The recent high profile extension to Edinburgh Airport has helped to create the city as one of the most accessible and popular European cities to visit. Visitors are attracted by Edinburgh Castle, the city's history, museums, Palace of Holyroodhouse and Edinburgh's cosmopolitan restaurants, bars and nightlife.

Tourism numbers are increasing year on year with a year round focus driven by the Edinburgh International Festival, The Fringe Festival, The Hogmanay Winter Festival, Rugby Internationals as well as Edinburgh's importance as a business and financial centre.

## PROPERTY

The Kildonan Lodge Hotel is a handsome fully detached Victorian villa, built in 1874. Originally a family home, the property was converted to a hotel in the 1960's.

The hotel is a stone built property lying under a pitched and slate roof. Accommodation is over 4 floors – ground floor, first floor, second floor and a garden level with an additional access direct from the car park.

At the rear in the garden of the hotel there is a modern purpose built lodge built in 1996 which is fully detached from the hotel with accommodation over ground and first floor level.

Originally built as a family home for the owners, the lodge is currently used as part of the hotel accommodation.

## INTERNAL DETAILS (Main Hotel)

Main guest access is from the front of the property, leading into an impressive and richly decorated entrance hallway. There is also a separate entrance at garden level to the rear for guests arriving by car. All public areas can be accessed from the hallway.

### Entrance Hallway – Drawing Room/Cocktail Bar

The Victorian elegance of the property awaits guests on entry. An imposing staircase with majestic stained glass window presides over the entrance hallway.

The Drawing Room and Cocktail Bar are accessed immediately to the right hand side whilst the restaurant is accessed on the left.

There is also a reception area with manager's office and W.C.

### Drawing Room/Cocktail Bar

The Hotel is fully licensed, trading with a small vintage cocktail bar for guests only. The drawing room is an imposing yet comfortable space with a west facing bay window, benefitting from a high ceiling, original Victorian cornicing and a beautiful feature fireplace.

### Restaurant

The restaurant exudes a Victorian grandeur. The room benefits from a quadruple bay window overlooking the garden. The restaurant is augmented by a feature fireplace and high ornamental ceilings with cornice work, and can comfortably cater for 30 covers. At present the restaurant is used for breakfast and dinners for hotel guests only. The restaurant trades with a Visit Scotland "Taste our Best" award.

It is strongly felt that the active promotion of the restaurant to the public and local businesses will provide a generous untapped stream of new business for the restaurant as well as the hotel. Historically, the restaurant had traded on a 'franchise style' agreement with a well-known chef. New proprietors may wish to revisit this style or adapt the restaurant to a full day offering for guests and the public.

The main public areas on the ground floor benefit from a fully varnished original timber flooring.



# Kildonan Lodge Hotel, Edinburgh, EH16 5PE

## Guest Bedrooms

### Ground Floor (Reception level)

- (Petite Four Poster Room) Room 6 – Four Poster king size bed with en suite bathroom.

### First Floor

- (Classic Double Room) Room 7 – Double bed with en suite bathroom.
- (Superior Four Poster Room - Black Watch Four Poster) Room 8 – Super king size bed and a single bed with en suite bathroom.
- (Superior Four Poster) Room 10 – King size four poster bed with en suite bathroom.
- (Superior Four Poster) Room 11 – King size four poster bed with en suite bathroom with jacuzzi bath.

### Top floor (2nd Floor)

- (Classic Double Room) Room 12 – king size bed with en suite bathroom.
- (Petite Double Room) Room 14 – double bed with en suite bathroom.
- (Classic Double Room) Room 15 – super king size bed with en suite bathroom.

### Garden Level (With direct access to carpark)

- (Executive Room) Room 1 – super king size bed with en suite bathroom.

- (Executive Room) Room 2 – super king size bed with en suite bathroom.
- (Executive Room) Room 4 – super king size bed with en suite bathroom.
- (Executive Room) Room 5 – super king size bed with en suite bathroom.

Garden Lodge - all bedrooms are on the first floor.

(Classic Double Room) Lodge 3 – king size bed and single bed with en suite bathroom.

(Executive Room) Lodge 2 – super king size bed with en suite bathroom.

(Executive Room) Lodge 1 – super king size bed with en suite bathroom.

All the guest rooms are individually styled and finished to a high standard. Customer feedback from guests is consistently high from websites such as Booking.com and TripAdvisor.

## INTERNAL DETAILS (Garden Lodge)

The Garden Lodge is located at the rear of the Hotel and presently houses 3 en suite letting bedrooms, a Guest Lounge with feature Inglenook fireplace as well as a Conservatory.

Our client currently uses part of the Garden Lodge as manager's accommodation. The manager currently resides in a suite of rooms which includes a kitchen/lounge and a bedroom with private bathroom.

The Garden Lodge was originally built as a family home. Depending on the new owner's requirements, the building could revert back as luxury owner's accommodation or for full letting purposes, increasing the hotel bedroom capacity to 18.

## SERVICE AREAS

Service areas in the property include:-

- Garden level - office, laundry, stock cupboard and toilet;
- Ground floor - reception, commercial kitchen, preparation kitchen and toilet;
- First floor - stock cupboard/laundry cupboard.

## EXTERIOR

There are well tended garden grounds to the front with steps at the south end of the hotel which lead down to car park level. The garden lodge also has a well tended garden to the front.

There is vehicle access at the southern end of the property which leads down into a large tarmacaded car park for approximately 16-18 cars.

## SERVICES

We are advised that all mains services are connected.

# Kildonan Lodge Hotel, Edinburgh, EH16 5PE

## TRADING FIGURES

Full trading profit and loss accounts will be made available to seriously interested parties only after formally viewing the business.

## SUMMARY

The availability of the Kildonan Lodge Hotel offers prospective buyers a beautifully presented and well preserved Victorian property located in one of the most desirable trading locations in Edinburgh.

Some key attributes of the business and property are:-

- ✓ Superb trading position in busy location
- ✓ Long established Victorian hotel property with enviable reputation
- ✓ Currently trading with 15 letting bedrooms
- ✓ Could be 18 bedrooms depending on new owners requirements.
- ✓ Huge scope to develop the restaurant side of the business
- ✓ Currently trading successfully under management reporting directly to the owner

## DEVELOPMENT OPPORTUNITY

Given the size of the property as well as the garden lodge house to the rear and footprint of the ground, the Kildonan Lodge Hotel may have a development angle. This would, of course, be subject to Local Authority planning consents and prospective purchasers making their own initial enquiries.

## TENURE

Freehold.

## PRICE

**Offers Over £2,000,000** are sought for the heritable property, goodwill of the business and all fixtures and fittings pertaining thereto.

## BUSINESS PURCHASE FINANCE

Explore funding options — click [here](#).

## RATES

According to the Scottish Assessor's website [www.saa.gov.uk](http://www.saa.gov.uk), the current rateable value is £33,700 as of 1st April 2017.

## WEBSITE

[www.kildonanlodgehotel.co.uk/](http://www.kildonanlodgehotel.co.uk/)

## VIEWING

Strictly by appointment via the sole selling agents Cornerstone Business Agents. Phone 0131 445 7222 or email [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk).

## OFFERS

All offers couched in Scottish legal terms should be submitted to the sole selling agents.

Cornerstone Business Agents  
The Walled Garden | Bush Estate | Midlothian | EH26 0SD  
Phone 0131 445 7222 | Fax 0131 445 4300  
email [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk)

[www.cornerstoneba.co.uk](http://www.cornerstoneba.co.uk)





## THE BUSINESS

The business has been in our client's ownership since 1993, during which time the business has been skillfully built up by our clients to today's impressive level.

The business is successfully run under a full management team reporting to the owner directly. Historically the business was built up successfully by the owner while the owner's husband continued in his professional occupation. The business trades strongly with all year round custom, welcoming guests from all over the world including home and abroad as well as many repeat guests.

At present, the Kildonan Lodge Hotel is in the top 15 hotels in Edinburgh with a Certificate of Excellence and consistent 4.5 out of 5 high end reviews on TripAdvisor. Similarly, with Booking.com, the hotel currently trades with a superb 9.2 rating out of 10.

The business is open all year, except for Christmas, and offers new owners the opportunity to acquire a well performing business, located in one of the most affluent Edinburgh areas.

Currently the business trades with 7 members of staff: 1 full time manager, 1 live-in night manager and 5 part-time members of staff.















image: Garden Lodge



# Important Notes

## Sales Particulars & Web Listings

Please note any information contained in sales particulars or web listings for businesses being marketed by Cornerstone Business Agents is intended for general guidance only and should not be taken as statements of fact.

Prospective purchasers should always seek independent professional advice before committing to purchasing a business.

## Viewing Appointments

Whilst it is a good idea to visit a business that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, owners or customers of the business.

Many businesses are being marketed confidentially and the staff and locals may not know that the business is on the market, therefore a casual approach can adversely affect the business.

Formal viewing appointments should always be made via Cornerstone Business Agents by calling 0131 445 7222 or completing our [viewing request form](#).

If you wish to cancel an appointment or will be delayed please inform Cornerstone as soon as possible. During out of office hours please call the business direct - however only speak to the person to whom your appointment is with.

Please drop us an email at [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk) or give us a call on 0131 445 7222 after you have viewed to let us have your thoughts and feedback on the business you have viewed.

## Trading Figures & Accounts

As sales particulars are readily available to be downloaded from the internet it is rare that confidential trading figures are included in sales particulars. For reasons of confidentiality accounts are in most cases only available after a formal viewing. We understand that this can cause problems as it is pointless viewing a business that is not affordable. We therefore suggest that you call Cornerstone and ask for the agent handling the sale who will give guidance on trading levels and profitability before you view.

## Business Finance

There are a wide range of funding options available to assist with a business purchase. Cornerstone work with a wide range of lenders and commercial finance brokers to ensure that purchasers of our clients' businesses obtain the most advantageous funding facilities available. Please contact us if you would like to discuss business finance options with one of our independent specialists.

We strongly advise that business purchasers discuss funding criteria with a specialist broker at an early stage. Discussing funding criteria with a single lender is unlikely to result in the best funding solution being found. Please call 0131 445 7222 to speak to one of our finance specialists.

## Legal Aspects of Buying a Business in Scotland

You will need to instruct a Scottish solicitor to act on your behalf when buying a business in Scotland. Scottish law differs from English law. It is important to instruct a solicitor who is experienced in buying the type of business you are considering.

Cornerstone offer a list of solicitors that we can recommend. Please drop us an email to [info@cornerstoneba.co.uk](mailto:info@cornerstoneba.co.uk) for more information.