

London West End
10 Stratton Street
London W1J 8JR

London City
80 Cheapside
London EC2V 6EE

Belfast
Rose Building Third Floor
16 Howard Street
Belfast BT1 6PA

Birmingham
3 Brindleyplace
Birmingham B1 2JB

Bristol
St Catherine's Court
Berkeley Place
Bristol BS8 1BQ

Cardiff
One Kingsway
Cardiff CF10 3AN

Edinburgh
Quayside House
127 Fountainbridge
Edinburgh EH3 9QG

Glasgow
206 St Vincent Street
Glasgow G2 5SG

Leeds
City Point First Floor
29 King Street
Leeds LS1 2HL

Liverpool
Mercury Court
Tithebarn Street
Liverpool L2 2QP

Manchester
81 Fountain Street
Manchester M2 2EE

Newcastle
Central Square
Forth Street
Newcastle upon Tyne NE1 3PJ

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For Sale

**Western Manor
House Hotel
92 Corstorphine
Road
Murrayfield
EDINBURGH
EH12 6JG**



- Benefiting from superbly conspicuous site on busiest main road into the city
- Attractive and well established good class 11 bedroom family hotel
- Easily run "bed and breakfast" trade – with huge scope to exploit Premises Licence
- Offers over £595,000 freehold complete



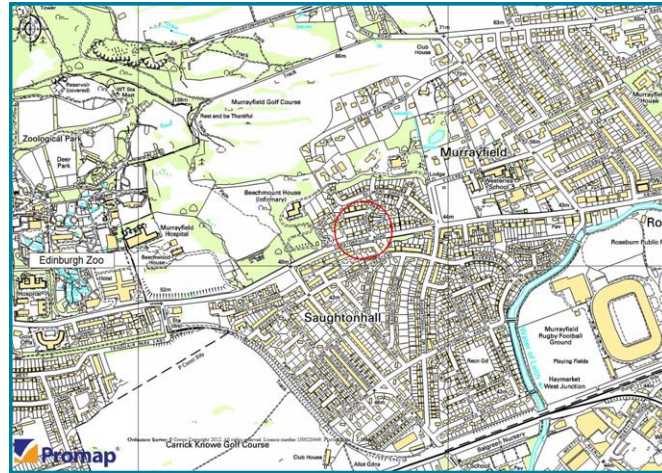
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Location

The Western Manor House Hotel is situated within three miles of Edinburgh city centre and benefits from a most conspicuous position right alongside the very busy main A8 route in from the west, the airport and the central motorways. One of the busiest routes into Edinburgh, the main A8 passes through the well known districts of Murrayfield and Corstorphine and places the hotel close to and midway between Edinburgh Zoo - home to the recently arrived pair of giant pandas - and the Scottish Rugby Union stadium at Murrayfield.

Not only do these two renowned venues endow the immediate area with a very strong commercial provenance, but place the hotel in the ideal position to attract abundant potential business. This part of the west of Edinburgh is a prosperous and popular area for both residential and commercial activities and offers new owners a rare chance to move into this sought after and well to do district.



Description

Created as a hotel some time ago, the Western Manor House is an attractive and well established licensed family hotel combining a neat and relatively easily run year round business with a comfortable home for the owner. The property is a conventional two storey detached building enlarged with an extension to the rear, and provides a useful range of accommodation for both the temporary visitor and traveller to Edinburgh, and for the local looking for a modest venue for small social events and functions.

An ideal venture for individual, couples or families, Western Manor House has the range of facilities to provide a good and rewarding living, and a satisfying private business capable of responding well to enthusiastic new owners.

Letting Accommodation

The hotel provides 11 letting bedrooms, to sleep 31 guests, arranged in the modern extension to the rear and on the first floor of the original building. 7 bedrooms are ensuite, and the remainder use 2 house bathrooms, all summarised as:-

Room type	Number	En suite
Double	5	3
Twin	1	1
Triple	1	1
Family	4	2

At exceptional peak periods the hotel has been able to accommodate up to 33 guests, using portable and sofa beds.

One of the triple bed rooms is fitted for disabled guests.

Public Areas

The main entrance is protected by an inner vestibule opening into the hall with reception window. Across the front of the property is the attractive Lounge Bar / Dining Room with dance floor, fitted and portable seating (40 max) bar counter etc.. To the rear is the Breakfast Room (26)

Owners Accommodation

On the first floor, and with private staircase from the rear kitchen area, there is a suite of two bedrooms and shower / WC used by the present owners' family.

Outside

The hotel benefits from ample private car parking at the front for about 12.

There is a single garage to the side (currently used for storage) patio and drying area.

Trade and Business

The present owners bought the Western Manor House in 2006 and operate the hotel as a family business in the potentially profitable "bed and breakfast" part of the trade, with minimal exploitation of the Premises Licence. During the last year the hotel has generated monthly sales of about £8,500 inc VAT and provided a good living from this relatively easily run business.

Considerable potential exists to increase trade by promoting day time use and the ability to sell alcohol, as well as to fully exploit the close proximity to the Zoo, Murrayfield stadium, and the easy access to the city centre.

Development Potential

Planning Permission had been granted in October 2004 to extend the property, but this has lapsed. Recent enquiries suggest that the local planning authority would look sympathetically at proposals to develop the hotel, subject to application



Services

Mains gas, electricity, water and drainage. Gas fired central heating.

Licences

The hotel benefits from a Premises Licence no. 08/09913, commencing 1 September 2009

Rateable Value

Rateable Value £8,300. Council Tax Band A

Price

Offers over £595,000 are invited for the freehold interest, to include goodwill and all trade contents, and excluding personal items. Stock at valuation.

Viewing

No direct approach is to be made to the hotel, and all appointments to inspect the property should be made and confirmed with the sellers agent GVA who are acting with sole selling rights.

For further information or to arrange an appointment to view please contact:

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Building Energy Performance		Scotland
Calculated asset rating using SBEM v4.1.d [SBEM]	Building type Hotels	Current rating
	Carbon Neutral	Excellent
	A (0 to 15)	
	B (16 to 30)	
	C (31 to 45)	
	D (46 to 60)	
	E (61 to 80)	
	F (81 to 100)	
	G (100+)	Very Poor
Carbon Dioxide Emissions The number refers to the calculated carbon dioxide emissions in terms of kg per m ² of floor area per year		134
Approximate current energy use per m ² of floor area:		538 kWh/m²
Main heating fuel: Natural Gas	Building Services: Heating with Nat. Vent.	
Renewable energy source: None	Electricity: Grid supplied	
Carbon Dioxide is a greenhouse gas which contributes to climate change. Less Carbon Dioxide emissions from buildings helps the environment.		
Benchmarks		
A building of this type built to building regulations standards current at the date of issue of this certificate would have a rating:		78
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		56
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance		
1. Carry out a pressure test, identify and treat air leakage. Enter results in EPC calculation.	4. Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	
2. The design and specification of lighting systems have a big impact on energy use and hence, energy cost. Consider a lighting review with the possibility of upgrading to higher efficiency lighting systems with appropriate controls.	5. Consider installing PV.	
3. Consider installing solar water heating.		
Address: Western Manor House Hotel, 92 Corstorphine Road, Edinburgh, EH12 6JG		
Conditioned area (m ²): 301		
Name of protocol organisation: Elmhurst Energy Systems, [EES/008702]		
Date of issue of certificate: 21 May 2012 (Valid for a period not exceeding 10 years)		
This certificate is a requirement of EU Directive 2002/91/EC on the energy performance of buildings.		
NB THIS CERTIFICATE MUST BE AFFIXED TO THE BUILDING AND NOT REMOVED UNLESS REPLACED WITH AN UPDATED VERSION AND FOR PUBLIC BUILDINGS DISPLAYED IN A PROMINENT PLACE		