

**FOR SALE**

**Historic & Characterful Village Inn in beautiful Scottish Borders Countryside**

**GRAHAM  
SIBBALD**



**The Border Hotel**

**The Green, Kirk Yetholm, nr Kelso, Scottish Borders, TD5 8PQ**

**Offers Around £575,000 – Freehold**

Find out more at  
[www.g-s.co.uk](http://www.g-s.co.uk)

- **Located at the Northern Finishing Point of the Pennine Way Walk**
- **7 Letting Bedrooms – Opportunity to Reinstate Owners' Accommodation**
- **Fantastic Variety of Bar; Restaurant & Function Areas + Outdoor Terrace**
- **Established Business with Consistent Good Level of Turnover**



## INTRODUCTION

Whilst location at the end of Britain's oldest long distance walkway is publicity itself, The Border Hotel is a 3-star traditional village hotel, dating in part from 1750, and overlooks the village Green in the small Borders village of Kirk Yetholm, a Conservation Area. The village is situated amongst the beautiful rolling countryside of the Scottish Border hills: is on the St Cuthbert's Way (a 62-mile walk from Melrose to Lindisfarne); close to Kelso and is a little over 1 hour's drive from Edinburgh.

The Border Hotel has 7 letting bedrooms, with 2 rooms let as a 2-bedroom apartment with living room and kitchenette. For a new owner, if need be, there is the opportunity to reinstate the apartment as a private flat. As well as the wonderful letting bedrooms, The Border Hotel offers its guests, visitors and locals alike, a plethora of areas to relax and socialise, with its bar, restaurant, function room and outdoor terrace.

The current owners of The Border Hotel, who have a long, well-loved, history with both the hotel and the village of Kirk Yetholm, have decided to pass on this wonderful opportunity to new owners to acquire an established, popular and well-known village inn/hotel.

## THE PROPERTY

The hotel is of sandstone construction with red tile and part thatched roofs, and Tudor style gable-end. The hotel is arranged over two floors containing public bar, restaurant and letting rooms.

## ACCOMMODATION SUMMARY

From the car park, there are two main entrances into the hotel, to the right an entrance leads through to public bar and restaurant area, with hotel reception accessed off. To the left of the hotel, the entrance leads directly into hotel reception with access to letting rooms. The accommodation can be described briefly, as follows: -

## Public Areas

- Public Bar (25) with bar servery
- “Fish Room” Restaurant (12)
- Conservatory Dining (20)
- Darts Room (10)
- Small Function / Private Dining Area (12)
- Breakfast Room / Function Suite (24)

## Letting Bedrooms

7 Letting Bedrooms to sleep 15.

- St Cuthbert – Two-bedroom Apartment with living room and kitchenette
- Pennine – Double/Twin Apartment; additional room with sofa bed
- Cheviot – Double/Twin
- Tweed - Double/Twin
- Bowmont – Double
- Teviot - Double

All bedrooms en-suite; 6 x bath with shower over

All bedrooms are located on the first floor

## Service areas

- Commercial Kitchen
- Prep Area & Wash Up
- Walk in Fridge – currently not in use
- Still Room
- Beer/Spirit Store
- Beer Cellar
- Dry Goods Store
- Boiler Room

## Outside

- Car Parking (8) to front of Inn
- Al Fresco Dining / Beer Garden with Pergola
- Outdoor storage





## TRADE

Trading accounts for the 10-months ended 31st March 2023 show turnover of £300,534 (net). Management accounts for the 6-months ended 30th September 2023 show a healthy turnover of £343,108 (net). A clear indication that the business is on track to “hit” pre-covid sales of close to £500,000 (net).

Accounts will be provided to genuinely interested parties, preferably after viewing of the property.

## STAFF

TUPE regulations will be applicable to all staff.

## LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

## SERVICES

Mains water, electricity and drainage, LPG gas. Central heating and hot water from biomass boiler.

## WEBSITE / RATINGS

<https://www.borderhotel.co.uk/>

Visit Scotland – 3 Star

Trip Advisor – 4.5

## ENERGY PERFORMANCE CERTIFICATE

The Border Hotel – EPC Rating – B

The EPC is available upon request.

## RATEABLE VALUE

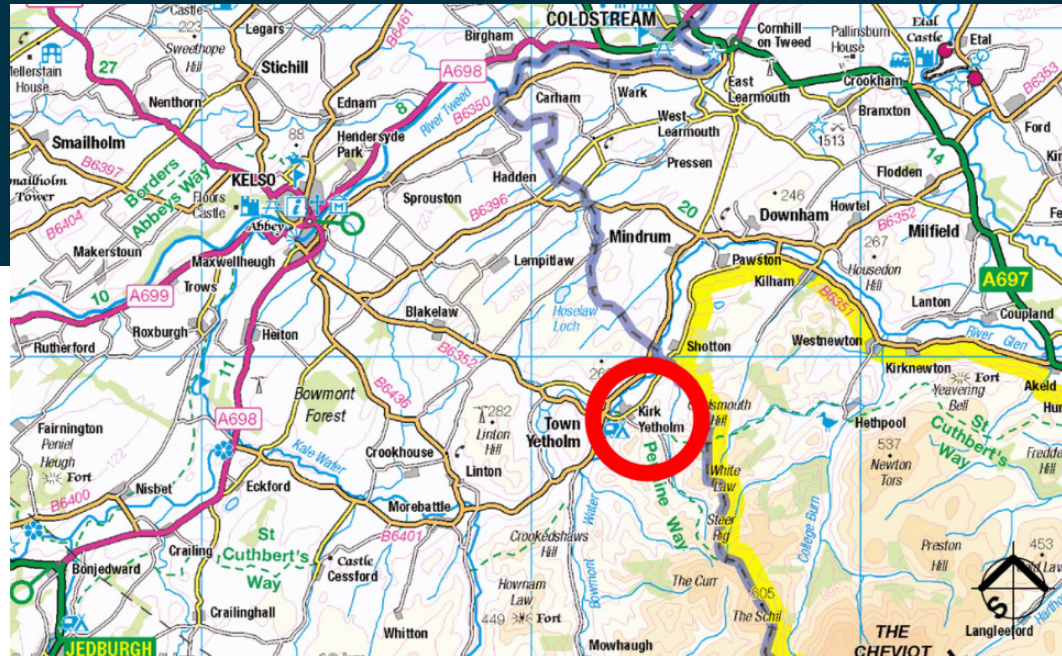
The Border Hotel - Rateable Value £37,000 (1st April 2023).

## TENURE

Heritable (Freehold) / Outright Ownership.







## PRICE

Offers around £575,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings and equipment, together with the goodwill of the business which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

## EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.

## FINANCE / BUSINESS MORTGAGES

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

## VIEWING

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

## OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham and Sibbald, 40 Torphichen Street,  
Edinburgh, EH3 8JB



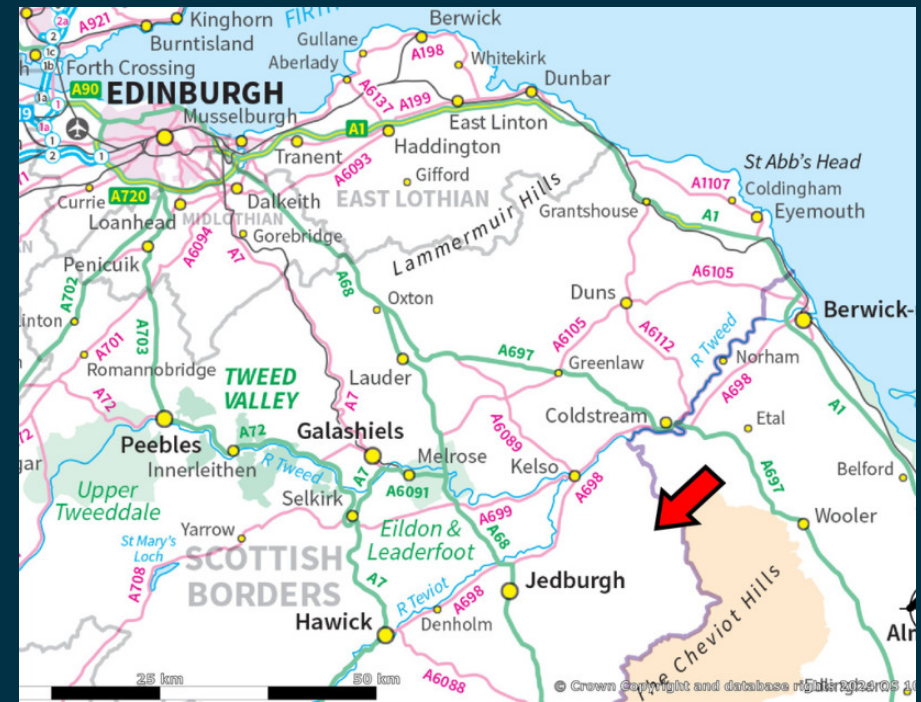
To arrange a viewing please contact:



**Alistair Letham**  
Consultant - Hotel + Leisure  
Alistair.Letham@g-s.co.uk  
07836 341 710



**Katie Tait**  
Agent – Hotel + Leisure  
Katie.Tait@g-s.co.uk  
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1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Date published: January 2024

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.