

Dickson's of Ednam

Dicksons Of Ednam, Bridge Street

Price Per Month £2,000

Kelso, TD5 7HT

Commercial



In a prominent town central position just off the vibrant cobbles of Kelso, this well-presented bistro premise offers exciting business opportunity for an enthusiastic leaseholder.



DICKSONS OF EDNAM

Set on Bridge Street at the entrance to the renowned Ednam House Hotel, this stylish hospitality premises has traded in recent months as a contemporary bar and eatery, in an excellent location for passing trade from both locals and visitors. The property is now marketed for lease with vacant possession, an ideal set-up ready to go for a motivated individual to take forward.

The main entrance opens to a large serving area, with flexible options for layout of seating and dining. A fully equipped and striking bar is positioned adjacent to the entrance, with a more relaxed seating area to the side. Ladies and gents facilities open from a discreet rear hallway to the far end of the dining room. The main dining area is filled with natural light, with fitted wood flooring and contemporary lighting, as well as a range of freestanding furnishings.

The kitchen area is compact, limiting food options, but fully fitted with commercial equipment including convection oven, extraction, microwave, stainless steel counter tops, sink and dishwasher. Excellent storage options lead off from the kitchen area to a basement, and it may be possible with relevant permission to be sought, to extend the kitchen serving area into the main restaurant.

LOCATION

Kelso is a vibrant and historic Borders town proudly positioned at the confluence of the Rivers Tweed and Teviot. Long regarded as one of the most attractive and unspoiled towns in the region, Kelso has become an increasingly popular choice for homebuyers, offering a blend of heritage, lifestyle, and modern convenience.

- Amenities: The town centres around its distinctive Flemish-style cobbled square, home to artisan shops, independent retailers, cafés, and services. Kelso benefits from excellent leisure and beauty facilities, supermarkets, and a broad range of mainstream amenities. The town's rich history is reflected in landmarks such as Floors Castle and the remains of its notable Augustan Abbey, contributing to a thriving visitor and holiday trade.

- Schooling: Kelso is exceptionally well served for education, with a modern primary school and a state-of-the-art secondary school offering high-quality facilities for local families.

- Population: As one of the Borders' most sought-after towns, Kelso has a welcoming and active community of around 7000, supported by a wide variety of clubs, events, and cultural and sporting activities.

- Transport Connections: The town enjoys excellent road links to neighbouring Border towns and is commutable to Edinburgh. Rail connections are easily accessed via Berwick-upon-Tweed on the East Coast Main Line. The surrounding countryside provides endless walking routes, trails, and outdoor pursuits, including fishing on the River Tweed, making Kelso a clear favourite for those seeking both lifestyle and connectivity.

HIGHLIGHTS

- Excellent condition
- Fully equipped
- Central location
- Unrestricted parking nearby
- Ideal venture

RATES & CLASS

Classified by Scottish Borders Council as Café Premises – hot food consent. Relevant food and beverage licences, and Environmental Health Certification should be sought by leaseholder. Small Business Relief Rates; rateable value is £16,000.

SERVICES

Mains gas, electric, water and drainage.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. In the normal manner, the incoming tenant will be liable for any land and buildings transaction tax, registration dues and VAT thereon.

VALUE ADDED TAX

Unless otherwise stated the prices quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the instances of VAT in respect of any transaction.

LEASE TERMS

Available by way of a Full Repairing and Insuring lease. Terms by negotiation.

TENURE

Lease

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.



