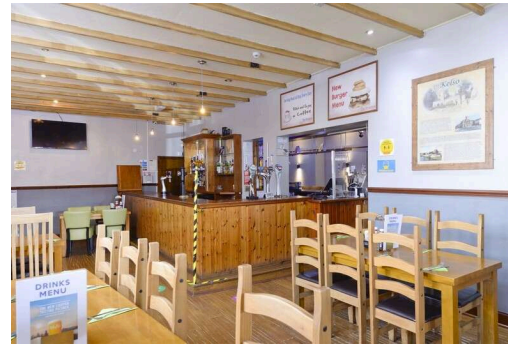




The Waggon Inn

Coalmarket, Kelso, TD5 7AH



An opportunity to acquire a thriving business in the popular Borders town of Kelso. With its cobbled streets and Town Square Kelso attracts a large tourist following all year round and located in a prime position within the town the combination of a thriving business complete with its own accommodation is a rarely available combination offering to adapt as owner/managers accommodation or a prime spot for short term letting with the tourist attractions on the doorstep with Kelso Abbey and Floors Castle.



LOCATION

The affluent Borders market town of Kelso is a highly sought after residential locale in the Scottish Borders. The town is a comfortable hour drive south of Edinburgh an approximately a ninety-minute drive north of Newcastle upon Tyne. The town attracts a large tourist following all year round and the business is popular with locals favoured by families, locals and year round trade from a range of customers including the annual influx of tourists, racegoers for the Kelso Race Course as well as nearby world class fishing on the River Tweed.

The Waggon Inn occupies a prominent trading location in the town centre in an ideal location to cater for local, passing as well as tourist trade with ample on street parking adjacent.

The town has a resident population of circa 6,000 although this swells during the busy summer period.

HIGHLIGHTS

- Thriving Borders Family Restaurant
- Same Owners Since 2010
- 100 Covers Restaurant all on Ground Floor
- Owners Accommodation/Letting Potential

DESCRIPTION

The property is a handsome two storey and attic stone-built property of traditional construction with flat roof extensions to the front and rear and formed mainly under a pitched and slated roof.

Main business entry is via a doorway to the side of the property which leads into an open plan restaurant area. The owner's accommodation is accessed from the rear of the property via an external stairway.

The business has a total seating capacity of over 100 covers. Trading areas are split into two distinct areas with the first being a large open plan raised trading area to the front of the property and the second area forming round a central bar with comfortable tables and chairs throughout.

The business and property as a whole is offered in excellent condition as our clients continue to invest in the internal fabric of both the restaurant and accommodation. To the rear of the main trading area there is a dedicated children's playroom which is popular with families and encourages family dining.

SERVICE AREA

Commercial Kitchen

A good sized commercial kitchen offering a full range of kitchen equipment, full extraction, prep areas, storage and refrigeration.

OWNERS ACCOMMODATION

The owner's accommodation is accessed from the rear. A generous sized flat comprises of a lounge, kitchen, bathroom, 2 ensuite bedrooms on the first floor and 2 further bedrooms at attic level.

This could be utilised as owners accommodation/managers flat or alternatively suitable for letting/B&B potential and is in walk-in condition.

LICENCE

The business benefits from a full Premises Licence.

THE BUSINESS

Our clients have run and managed The Waggon Inn since 2010 and have skilfully managed to convert the business into a highly desirable and popular family restaurant and bar with the emphasis very much on the food side.

The current breakdown of turnover is 75% food/restaurant and 25% drink/wet sales. The business is popular with locals, tourists as well as families with strong ratings on social media. The business is currently run under management with the day to day assistance of one of the owners. It is envisaged that wages could be further reduced by more hands-on management. The business is continually well regarded in terms of local and national awards with Excellent Best Bar None accreditations and has recently been awarded Best Independent Pub in Scotland.

For further information link to the website www.thewaggoninn.com.

TRADING INFORMATION

Trading Accounts and full trading information will be made available to seriously interested parties.

SERVICES

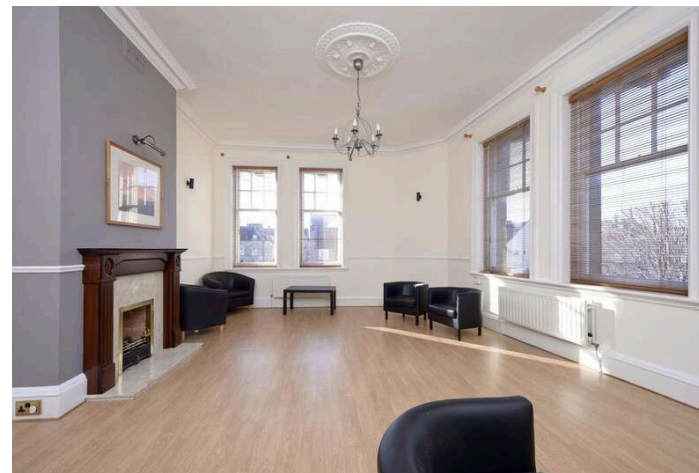
Mains water, gas, electricity and drainage.

VIEWING

By appointment through, Hastings Legal. A virtual tour is available on Hastings Legal website and YouTube channel - [hastingslegal](https://www.youtube.com/channel/UC...). We recommend that you watch this before booking a viewing in person. To register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE and MARKETING POLICY

Offers Over £495,000 are sought for the freehold going concern to include the heritable property, land, goodwill, trade, fixtures and fittings. There is no VAT payable on the sale of a going concern. Offers should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 Email - Enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



HASTING^{LEGAL}&S

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