

# DM HALL

# For Sale

## Hotel & Restaurant

Station Hotel  
Market Square  
Melrose  
TD6 9PT



# Property Details

- Licensed hotel with Five en-suite bedrooms
- Two bed owners's accommodation
- Easily managed lifestyle business
- Fixtures and fittings available through separate negotiation
- Offers in the region £450,000

## LOCATION

The Station Hotel occupies a prominent, central, position on the east side of Market Square within the historic Borders town of Melrose.

Melrose is situated in a strategically important location, approximately four miles to the east of Galashiels and adjacent to the A6091 which connects the A7 with the A68, the two main road routes into the Borders region.

The town has a population of approximately 2,500 persons, although this swells from around Easter through to the end of October with an influx of tourists drawn to the area for its picturesque abbey, stunning countryside and, of course, the world famous Melrose 7's rugby tournament.



# Property Details

## DESCRIPTION

Station Hotel comprises a two storey and attic building which is of traditional stone construction fronting directly on to Market Square being an easily identifiable landmark in the town.

At ground floor is a well presented and welcoming bar which is furnished in a traditional style with a lounge area off, an intimate snug and modern dining room serviced by a commercial kitchen together with ancillary storage and patron's toilets.

The beautifully presented letting accommodation is situated at first floor and comprises three ensuite double bedrooms, an ensuite triple bedroom and an ensuite family room.

Additionally, there is owners' accommodation situated at attic level providing lounge with kitchen off, bathroom and two bedrooms. The accommodation could also be easily adapted to provide additional letting bedrooms subject to obtaining necessary consents and approvals.

## ACCOMMODATION & FLOOR AREAS

Accommodation - entrance vestibule, snug, bar with lounge area, dining room, kitchen, patrons' toilets, cellar and stores.

First floor - Five en-suite letting bedrooms and cleaner's cupboard.

Second/Attic floor — Two bedrooms, bathroom, lounge and kitchen.

## SERVICES

The property benefits from mains supply of gas, electricity and water.

## TENURE

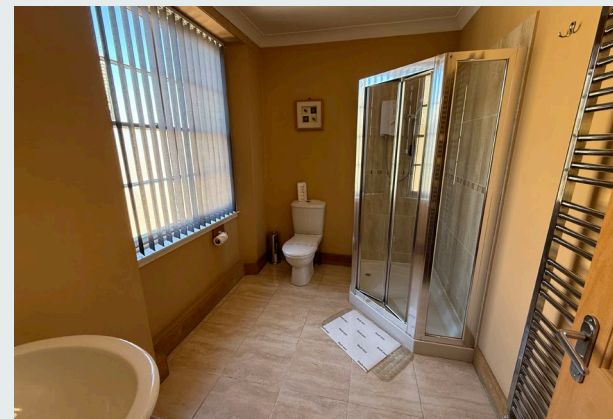
Heritable

## ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## NON DOMESTIC RATES

The subjects have a Rateable Value of £19,900 per annum.



# Other Matters

## TENANCY

The subjects are currently occupied by way of a lease which will expire on the date of purchase to facilitate the retirement of the current operator.

The tenants have operated the bar successfully for over 17 years, having built up an enviable reputation over this time and leave behind them a wonderful opportunity for the next generation.

## TRADE INVENTORY & STOCK

Trade inventory & stock is not included in the asking price and is available through separate negotiation

## PROPOSAL

Our client seeks offers in the region of £450,000 for freehold interest of the property excluding VAT if applicable.

## LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction with the ingoing purchaser being responsible for stamp duty, land tax and registrations due and VAT incurred.

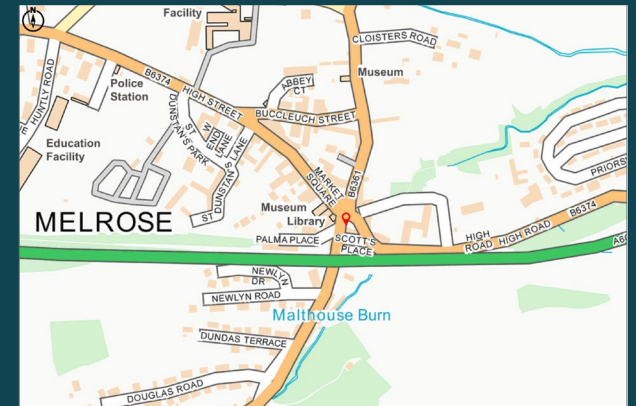
## VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents.



## ANTI MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



# Make an enquiry

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