

# Commercial - Freehold or Leasehold



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## Seasons

Gattonside, Melrose, TD6 9NP



Et In A Premium Village Location In The Heart Of Gattonside, Seasons Is Well Established Bistro, Surrounded By The Very Best Of The Borders - Within An Affluent Residential Area The Premises Is A Short Walk To Stunning Open Countryside, Local Landmarks And Visitor Attractions. The Central Position Makes It Convenient For Nearby Transport Links, With The Local Interchange At Galashiels And Tweedbank, With The Vibrant Town Of Melrose Within Five Minutes' Walk Over The Swing Bridge At The Tweed, And Easy Access To Further Border Towns.



Set in a premium village location in the heart of Gattonside, Seasons is well established bistro, surrounded by the very best of the Borders – within an affluent residential area the premises is a short walk to stunning open countryside, local landmarks and visitor attractions. The central position makes it convenient for nearby transport links, with the local Interchange at Galashiels and Tweedbank, with the vibrant town of Melrose within five minutes' walk over the swing bridge at the Tweed, and easy access to further Border towns.

Available for purchase as freehold, including the premises and current trading business, or with a leasehold option also available, Seasons is a fantastic opportunity for an enthusiastic chef or hospitality couple to continue the well regarded restaurant, with plenty of scope to extend opening hours and diversify further.

### KEY FEATURES

- Location – Gattonside and nearby Melrose are well established eatery hot spots and particularly desirable areas within the Scottish Borders.
- Local Events – the area is filled throughout the year with annual events bringing excellent tourist trade – such as the Borders Book Festival, Rugby Sevens, Melrose Festival, local Horse Racing, Abbey Ways walks, fishing on the Tweed etc.
- Well Established – having traded as a restaurant for well over 20 years under just a handful of successful owners, the location is well known to locals and visitors alike and rates well on Tripadvisor.
- Scope to Increase Turnover – currently trading Friday to Saturday only, there is excellent opportunity to increase opening hours, offer a takeaway service, extend offering to breakfast and lunches etc.
- Internal Fittings – the kitchen has been recently refitted and is well designed and proportionate to the size of covers within the restaurant. The intimate nature of the seating areas creates a fantastic atmosphere, with a small bar and permission for outdoor table and chairs.

### FREEHOLD



The premises, including the restaurant & kitchen fixtures and fittings, and the business as a going concern, is available at Guide Price £240,000. Interested parties will be provided with accounts and information on trading figures and stock, and will first be asked to confirm their finances and any lending.

### LEASEHOLD

A leasehold option is available by negotiation, with the leasehold priced at £27,500, a rent per month of £1500 thereafter, and three months' rent payable upfront as a deposit. Prospective leaseholders will be required to employ their own Scottish solicitor to negotiate terms and will be required to show proof of funds and prospective business plan.

### SERVICES

Mains water, drainage and electricity.

### ADDITIONAL INFORMATION

Trading figures will be made available at the owners discretion to enquirers in a position to progress following initial viewing and showing proof of funding.

### VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

### MARKETING POLICY

Offers over £240,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto: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.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to