

FOR SALE

Charming 11-Bedroom Boutique Hotel in Turnkey Condition

**GRAHAM
SIBBALD**



The Townhouse Hotel

Market Square, Melrose, TD6 9PQ

Offers Over £995,000 - Freehold

Find out more at
www.g-s.co.uk

- **Charming 11-bedroom boutique hotel in turnkey condition**
- **Prominent plot in the highly popular tourist destination of Melrose**
- **Seamlessly blends Scottish traditional features with modern commodities**
- **Characterful property with a stellar reputation in the Scottish Borders**
- **Outstanding lifestyle business in a market town with links to Edinburgh**



INTRODUCTION

The Townhouse is nestled in the heart of the historic town of Melrose, offering a well-established boutique hotel with an exceptional lifestyle business opportunity. Set against the breathtaking backdrop of the Scottish Borders, this prime location appeals to tourists, business travellers, and locals seeking high-quality accommodation and dining.

Each of the 11 en-suite bedrooms has been thoughtfully modernised, blending classic Scottish charm with contemporary hospitality comforts. Positioned prominently on the High Street, the property benefits from steady foot traffic in this bustling affluent market town. Just 40 miles south of Edinburgh, Melrose enjoys year-round activity from both residents and visitors. This outstanding hotel boasts elegantly presented accommodation, seamlessly combining traditional Scottish features with modern amenities for an unforgettable guest experience. The exterior is impeccably maintained, with a charming and inviting entrance, while the interior harmonises rustic elements with contemporary design to create a warm yet sophisticated ambiance.

From a business standpoint, The Townhouse presents an excellent opportunity to manage a thriving lifestyle business in Melrose's bustling tourism scene. The Townhouse is a well-established business having been privately owned for 21 years and is consistently No 1 rated on Tripadvisor for Hotels in Melrose. With a strong reputation and a loyal customer base, it consistently attracts visitors and corporate guests throughout the year, its attention to detail and distinctive charm make it a sought-after destination for a diverse range of guests.

Melrose is a vibrant tourist destination in the Scottish Borders, renowned for its rich history, stunning scenery, and welcoming atmosphere. The town attracts visitors year-round, drawn by its historic landmarks, such as the magnificent Melrose Abbey, the final resting place of Robert the Bruce's heart.

Outdoor enthusiasts explore the surrounding countryside, offering excellent walking, cycling, and fishing opportunities in the River Tweed. Melrose sits at the start of the St Cuthbert's Way and sits nestled at the foot of the Eildon Hills.

The Town also hosts popular events like the annual Borders Book Festival and the historic Melrose Sevens rugby tournament, further boosting tourism. With its charming High Street, boutique shops, and quaint properties, Melrose provides a perfect blend of heritage, culture, and natural beauty. Abbotsford, the renowned home of Sir Walter Scott, is located nearby. The hotel benefits from excellent transport links, with the Borders Railway Station just a five-minute drive away, providing easy access to Edinburgh.

Business is driven by a loyal customer base, a strong tourism market, and substantial local support. Borders Crematorium, located five minutes from the hotel, generates a steady demand for funeral-related stays and gatherings.

ACCOMMODATION SUMMARY

Letting Accommodation

- 4 x Deluxe Superior Rooms (2 of which can be Family Rooms)
- 7 x Double/Twins

Public Accommodation

- Bar Bistro
- Restaurant
- Function Suite for up to 70 people
- Outdoor decked seating area with tables at rear of the hotel
- Small Bothy with seating which can be heated for outdoor drinks

Service Areas

- Commercial Kitchens
- Prep Dishwash Area
- Stores
- Laundry and Boiler Room
- Beer and Spirit Store

TRADE

The turnover of the business for Y/E March 2024 was £827,877. Further information for the business will be shown to seriously interested parties following a formal viewing.

STAFF

TUPE regulations will apply to all members of staff.

LICENCE

The Premises is Licensed under the Licensing (Scotland) Act 2005.

SERVICES

Mains Electric, gas, water and sewage are all connected to the property.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating G.

RATEABLE VALUE

Rateable Value is £45,250 (effective date 01/04/2023).

TENURE

Heritable (Freehold Equivalent) Interest of the Hotel.











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PRICE

Offers over £995,000 are invited for the heritable (freehold interest) interest in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, which is being sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry.

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, 233 St Vincent Street,
Glasgow, G2 5QY



To arrange a viewing please contact:



Peter Seymour
Director of Hotel & Leisure
Peter.Seymour@g-s.co.uk
07967 551 569



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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.

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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 2026

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.