

**FOR SALE**

Restaurant + Public House



**Carters House**

**Abbey Place, Jedburgh, TD8 6BE**

Offers in the region of £450,000

Find out more at  
[www.g-s.co.uk](http://www.g-s.co.uk)

- Great opportunity for a hands on operator
- Historic town centre location next to the Abbey
- Great Potential
- 2 restaurant areas, public bar, function room and beer garden
- Popular tourist destination

## INTRODUCTION

Carters rest Restaurant and Public house is located in a great central location in the historic burgh of Jedburgh. Jedburgh a borders town, is located around 10 miles from the border of England and app 50 south of Edinburgh. Jedburgh and the surrounding towns and area are famous for their historic sites and are an extremely popular tourist destination.

Carters Rest is a popular eating outlet for both locals and tourists. The business has been run by the same operators for around 20 years and they now wish to pursue other interests.

We feel this operation would suit a hands on operator looking to take the business to a new level.

## THE PROPERTY

The property is a traditional stand alone building set over 2/3 levels. The ground floor offers restaurant and public bar with additional restaurant area on a raised upper floor.

The lower ground offers a function room and large kitchen. A beer garden is located to the rear of the building.





## TRADE

The business is presently run by the owner who wishes to pursue other interests. Figures can be made available, and the owner will be happy to discuss turnover and staff at the time of 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 electricity, gas and water.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate will be available on request.

## RATEABLE VALUE

Carters Rest Rateable Value £31,500 (effective 1st April 2023).

Purchasers are advised to check this figure for themselves.

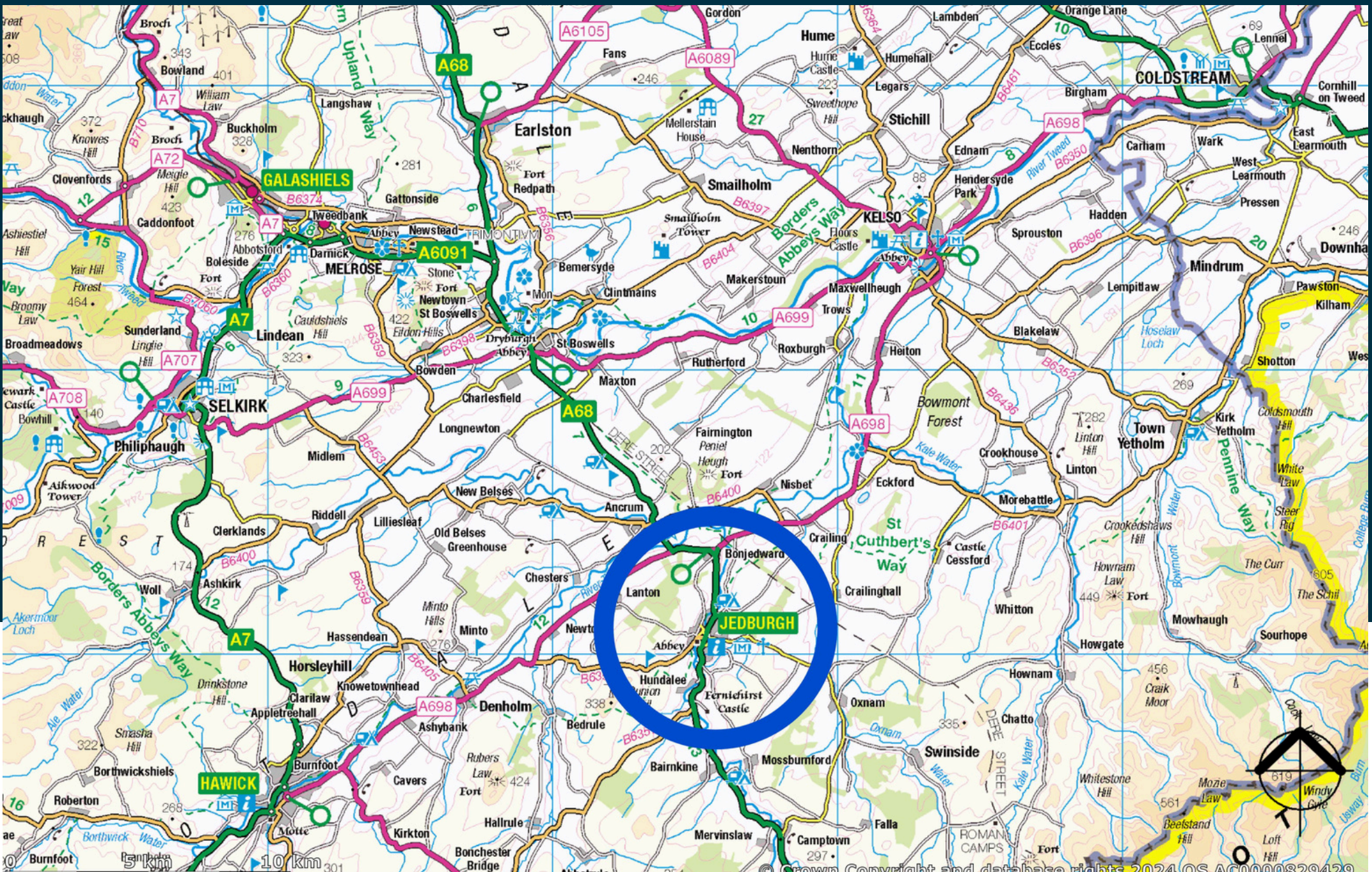
## TENURE

The Heritable (Scottish equivalent of Freehold) interest of the property is being sold.











## PRICE

Offers in the region of £450,000 are being sought for the freehold in the property. Stock will be sold separately by valuation on 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 + Sibbald  
233 St Vincent Street  
Glasgow, G2 5QY



To arrange a viewing please contact:



**Martin Sutherland**  
Licensed Trade + Business Agent  
Martin.Sutherland@g-s.co.uk  
07768 704 203



**Katie Tait**  
Agent - Licensed Trade  
Katie.Tait@g-s.co.uk  
07500 423 941

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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: September 2024

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.