



Commercial

Jazrose

Selkirk, TD7 4DG





Busy Coffee Shop In  
Excellent Central Location  
Close To Visitor Attractions  
With Good Footfall And  
Parking. Comprising - Two  
Dining Areas With Approx  
20 Covers, Fully Fitted  
Kitchen, Display and  
Counter Space, Customer  
and Staff W/C.





## JAZROSE

Jazrose Coffee Shop benefits from a prime position just off the market place of Selkirk; a busy Borders town with an active high street and a host of well supported independent retailers. The Coffee shop sits adjacent to the town's busy bus station, and en route to the popular Haining Estate - making it ideal for footfall with the café proving popular over the years with walkers, families, visitors and regulars alike.

A welcoming and comfortable dining area, set between two rooms, seats approx 20 covers, with a flexible layout and also allow plenty of display space both for food goods but further retail and gifts. With large double windows overlooking the bustle of the street to the front -and always filled with well known faces – the business is a firm favourite with regulars.

Offering obvious adaptability for a range of businesses the premises has been well maintained with the sellers now looking to move as a going concern as they look to retire

## LOCATION

The former County Town of Selkirk lies within the prime catchment area of the Central Borders. The town itself has retained its county charm and has a good range of recreational and educational facilities including a swimming pool, gym, restaurants, shops and a scenic golf course. The area is surrounded by rolling hills and lies close to the largely undiscovered Ettrick and Yarrow valleys providing some of the most glorious scenery in the Borders with excellent walking and cycling country on the doorstep.

## PREMISES

Jazrose has run as a successful coffee shop for several years with a loyal following of repeat custom, and offering potential for further development to the business such as extended opening hours and evening trade, making it an excellent opportunity to take over as a current trading business. The decor is tasteful with a French brassiere flair; with neutral wall coverings and artwork, wooden flooring and focal points such the display units for speciality and locally sourced products. The serving area incorporates storage, chilled units, display space, coffee machine and ample counter and serving space, with the fully fitted kitchen lying to the rear. A further dining area is positioned to the rear, opening off the hallway which also provides access to the toilet facility.

## COMMERCIAL KITCHEN

The kitchen opens from the servery in the front dining area, and is fitted with a range of storage units with worktops incorporating two stainless steel sinks and drainers with easy clean wetwalling splashback. Wash hand basin. Cooker, grill, fridge/freezer and further appliances may be available. Nonslip flooring.

## FACILITIES

Fully fitted kitchen and serving area. Combined disabled toilet facility fitted with a white WC and wash basin, extractor fan.

## SERVICES

Mains electricity and water. All equipment and furnishings are available by separate negotiation and an inventory provided. Air conditioning in main dining area. Trading figures will be made available to enquirers in a position to progress following initial viewing.

## VIEWINGS

Viewings strictly by appointment only and available on request from the selling agents on 01750 724 160 -lines open until 10pm, 7 days a week.

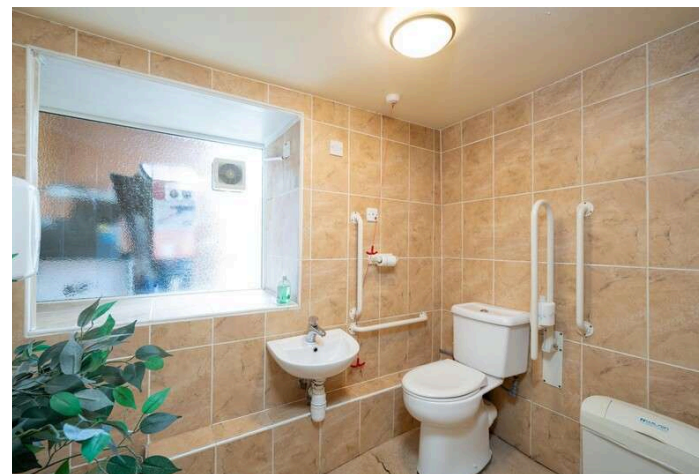
## PRICE & MARKETING POLICY

Offers are invited to purchase the business and property and should be submitted to the sole agents. The seller reserves the right to sell at any time and interested parties will be expected to provide the agents with confirmation of their ability to finance the purchase. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the sellers reserve the right to resume viewings. All measurements are approximate and are taken at the widest point. 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.

## MEASUREMENTS

See Floorplan

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