

**Hawick**

Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Mixed Use Unit - Copshaw Kitchen,

4 North Hermitage Street,  
Newcastleton, TD9 0RB

**Offers Over: £250,000**



Boasting a prominent position on the main street of Newcastleton, Copshaw Kitchen presents a unique opportunity to the market, offering not only a fantastic business venture, but living accommodation within the premises. Ideally suiting those looking to expand their current hospitality business, or those looking to take on a long established, successful business with a loyal customer base that has been developed for over a decade by the current owners, Copshaw Kitchen is a must see.





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### Location:

The small rural village of Newcastleton, nestled within the beautiful valley of Liddesdale, offers a wide range of local amenities, leisure facilities and a well-regarded primary school as well as a wealth of community spirit and functions - inclusive of 'Copshaw Festival'. A few miles from the border with England, on the Liddel Water, is the site of Hermitage Castle, a historic site which attracts tourists throughout the year and is open seasonally. Newcastleton is 10 miles east of Langholm, 17 miles south of Hawick, 24 miles north of Carlisle and 74 miles south of Edinburgh.

### Trading Figures:

Trading accounts will be provided to parties who are genuinely interested following a viewing of the business and subject to a confidentiality agreement. Please contact the selling agent for further details.





### Description:

The commercial element of the premises is fully licensed and occupies the entire ground elevation of the property. Offering three well-proportioned dining areas, Copshaw Kitchen can cater for up to 50 covers, while providing an ambient, pleasant dining experience to customers with the stunning wood burning stove at the focal point in the main area. Additionally, a serving area with reception counter, a fully operational commercial kitchen, three store rooms and male and female WC's for customer and staff use are all located on the ground floor - providing convenient access to all.

The residential element of the property is located on the first floor and provides a fantastic level of accommodation to the new owners. Boasting modern fixtures and fittings throughout, the property comprises a lounge, galley kitchen, family bathroom, three large double bedrooms and a smaller fourth bedroom and is presented in move in condition. The residential element extends to an approximate 99sq.m and could offer further investment potential to the new owner if developed to allow Copshaw Kitchen to transform into a beautiful B&B, or to be offered as a holiday holiday home / AirB&B in peak times.

Externally, Copshaw Kitchen is home to a well-appointed and well maintained beer garden to the rear as well as a large car park that lends itself to further development. Viewings are considered essential in order to fully appreciate the potential of Copshaw Kitchen and the wonderful investment opportunity that is being offered.

### Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, bathroom fittings, light fittings and kitchen fittings within the residential element only. The fixtures and fittings from within the commercial element shall be made available by separate negotiation.

### Services:

Oil central heating with solid fuel stoves, mains electricity, water and drainage.

### EPC:

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### Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

### Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

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**Copshaw Kitchen, 4 North Hermitage Street, Newcastleton, TD9 9ST**

Approximate Gross Internal Floor Area: 270.2 m<sup>2</sup> ... 2905 ft<sup>2</sup>



While every attempt has been made to ensure the accuracy of the floor plan, it should be noted that the floor plan is a guide only and does not constitute a contract. The floor plan is a guide only and does not constitute a contract. The floor plan is a guide only and does not constitute a contract.



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Jedburgh, Tel 01835 863 202  
Hawick, Tel 01450 3723 36  
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Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.