

# 20-24 High Street

Eyemouth, TD14 5EU

An Excellent Opportunity to Acquire a Modernised Hot Food Takeaway, Restaurant, Associated Guest House and Maisonette For Sale • Offers Over £320,000 are invited

Edwin  
Thompson





## BRIEF RESUME

- Modernised hot food takeaway, restaurant, guesthouse + maisonette
- Substantial property with lots of potential
- Prominent trading position
- Exceptional sea views

## LOCATION

The subjects are situated within Eyemouth town centre.

Eyemouth is a small fishing town on the southeast coast of Scotland. It is situated to the east of Berwickshire, approximately eight miles northwest of Berwick-Upon-Tweed, forty-nine miles to the east of Edinburgh. The settlement has a population of 3,520 according to the 2020 Mid-Year Estimate compiled by the National Records of Scotland. This represents an increase of around 1.45% over the population recorded at the 2001 Census (3,470). This is small decrease on the population recorded at the 2011 Census (3,550).

There are East Coast Mainline Railway Stations at Berwick-Upon-Tweed and Dunbar. Plans are also afoot for re-establishment of the station at the nearby town of Reston. The works are understood

to be nearing completion on development of the station itself.

Eyemouth and the surrounding area has benefitted from a significant amount of recent public and private sector investment to re-develop the town centre and the harbour area including the efforts of Eyemouth and East Berwickshire Partnership Regeneration. These works have modernised facilities for the local fishing industry and provided a boost to the areas tourism sector. In addition the town benefitted from a shop front improvement grant scheme in the autumn of 2019 and a grant of £100,000 to support the Eyemouth Harbour Trust Project to develop a new ice-making facility at the harbour to support local fishing fleets.

An application to the Scottish Government Regeneration Capital Grant Fund was also successful which assisted with the cost of demolition and clearance of the former fish market building and development of new purpose-built pods on the harbour front.

## DESCRIPTION

20-24 High Street, Eyemouth as a whole comprises an end-terrace two storey plus attic level property comprising a substantial modernised ground floor shop unit most recently trading as a take away fish and chip business to

the front with a restaurant/café to the rear, with separate side entrance. The two upper floors have been divided vertically to create two self-contained units, one of which that has been used as a guest house. There is a sizeable single storey flat roofed extension to the rear of the shop, which provides an enclosed external roof terrace with glazed balustrade providing exceptional views out to the bay.

Within the context of Eyemouth, the shop premises occupy a good retail pitch in the middle of the town centre, adjacent to the Post Office.

The rear of the property overlooks the sea front and this is an area that has recently been the subject of considerable investment. The substantial improvement and upgrading of the property has benefited the overall appearance of the area.







### COMMERCIAL UNIT

Ground floor premises with extensive High Street frontage. The unit has most recently been trading as a take-away fish and chip business along with a restaurant/café area with separate side access.

Front shop, serving counter, well equipped kitchen\* with stainless steel fittings including 6 hob gas range, mechanical extractor hood, double basin stainless steel sink unit, store room and rear preparation area. The extension to the rear is fitted out as restaurant/café with external seating area.

\*equipment not forming part of the sale

Description	Sq m	Sq Ft
NIA	197.72	2128.24
ITZA	142.85	1537.62

### RESIDENTIAL UNITS

Maisonette 1 comprises:

Entrance hall, living room, kitchen and bathroom/wc at first floor level. Landing, bedroom with en-suite shower room/wc and further bedroom at second floor level.

Maisonette 2 currently comprises:

Three basically partitioned rooms at first floor level with two further rooms at second floor level.

Description	Sq m	Sq Ft
Maisonette 1	116.04	1,249
Maisonette 2	108.74	1,170





### ENERGY PERFORMANCE CERTIFICATE

G173

### RATEABLE VALUE

The subjects are currently assessed to a Rateable Value of £27,250 effective from 01-April-2023.

Rateable value information has been obtained from the Scottish Assessors Association website. Whilst believed to be correct, this information has not been independently verified.

### SERVICES

All mains services are connected. There are separate mains supplies to each unit.

### TENURE

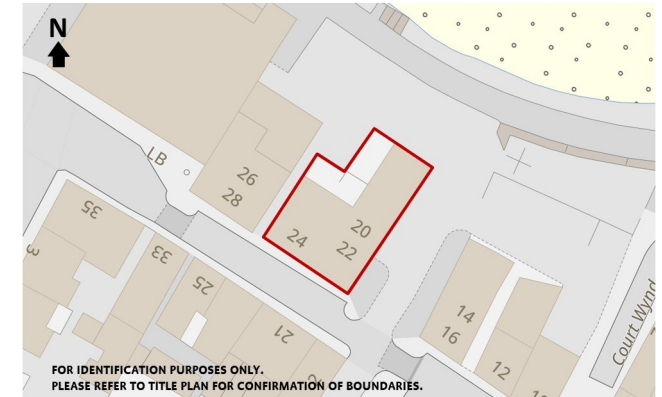
Presumed Absolute Ownership following the Abolition of Feudal Tenure etc (Scotland) Act 2000. This should be confirmed by your solicitor.

### VALUE ADDED TAX

Any prices are exclusive of VAT. The subjects are not understood to be elected to VAT.

### VIEWING

By appointment with the sole agents.  
Edwin Thompson, Chartered Surveyors  
76 Overhaugh Street  
Galashiels  
TD1 1DP  
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# 20-24 HIGH STREET

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