

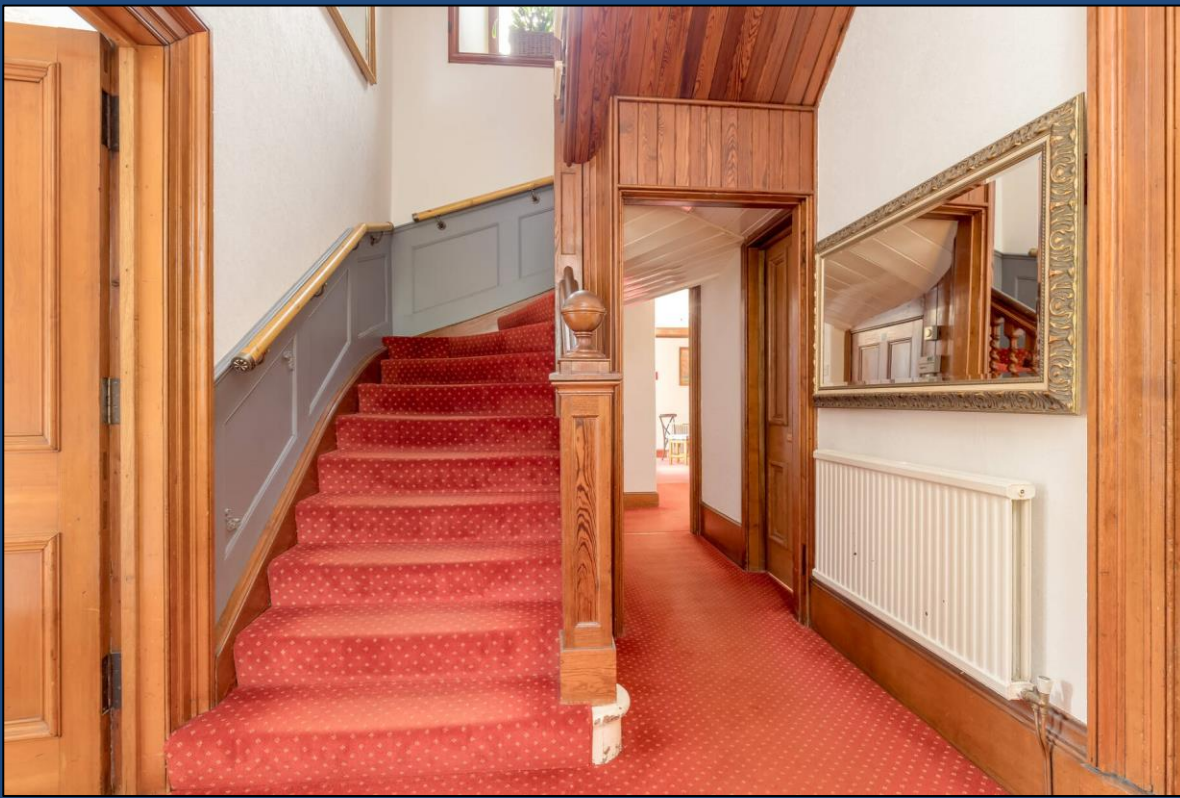
For Sale – Freehold Offers Invited

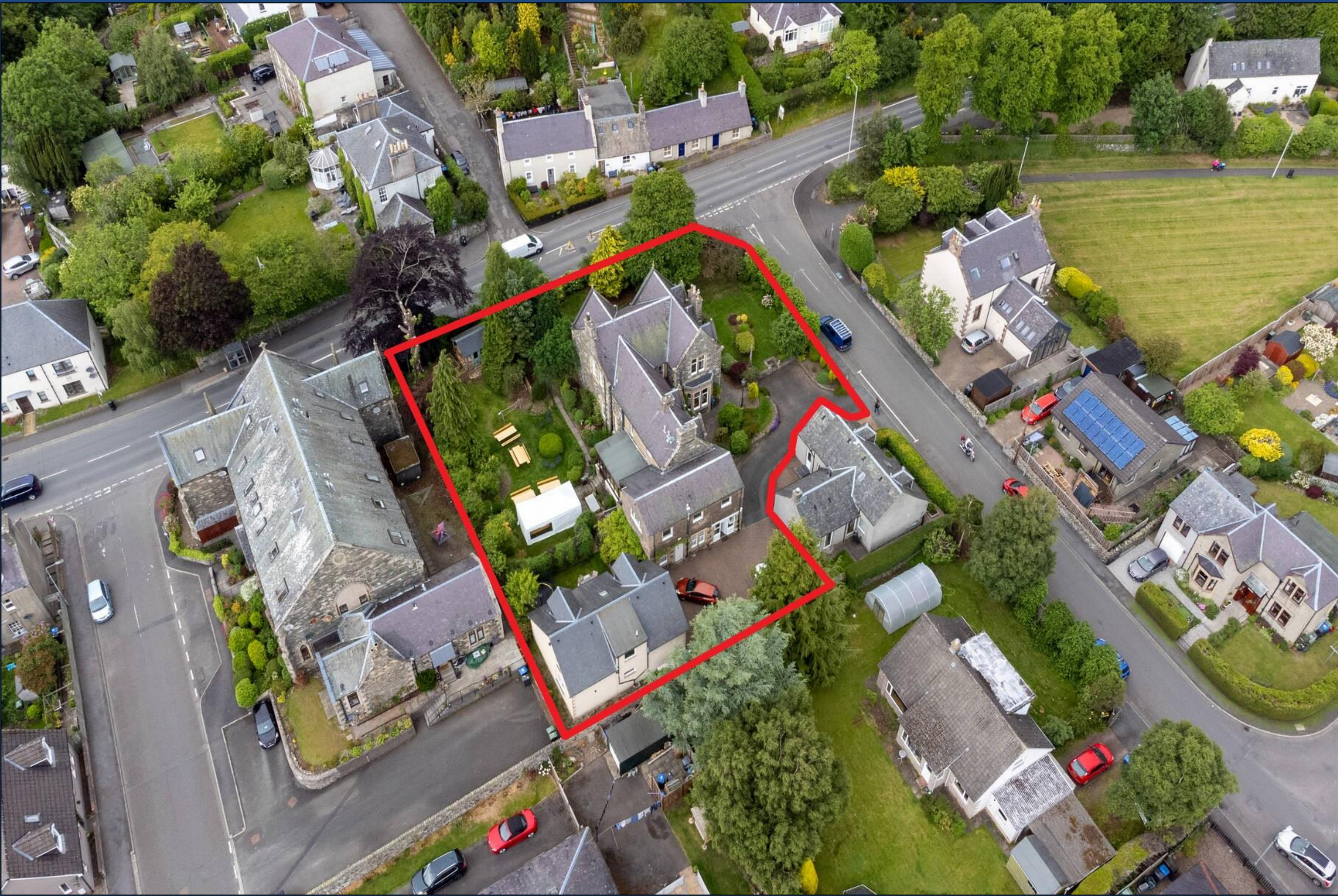
Caddon View Guest House & Café Sitooterie, Pirn Road, Innerleithen, EH44 6HH



Executive Summary

- A rare opportunity to acquire an established guesthouse business with separate owners/managers accommodation.
- Offers Invited for entire property to include owner's house
- The main guesthouse has eight bedrooms with ensuite or private facilities.
- 16 covers in the café area with the addition of a 24 cover breakfast room as well as a bar located at ground floor. Outdoor dining space also available.
- The property includes a detached 3 bed owners house to the rear of the main guesthouse.
- Within an hours' drive from central Edinburgh.
- Private landscaped gardens
- Potential for conversion to a large family home.





Location

Caddon View Guesthouse is situated on Pirn Road forming part of the A72 in a residential area of Innerleithen in Scotland's Bike Valley and a short distance from the Tweed valley National Park. Nestled in rolling countryside close to the River Garry, the hotel is located 15 minutes away from Peebles and has a central position in the Borders.

Drive times :

- Edinburgh – 1 hour
- Glasgow – 1 hour 35 minutes
- Berwick upon Tweed – 1 hour 30 minutes

Innerleithen is well known in the UK mountain biking scene and is home to a regular uplift service in the Tweed Valley, with Innerleithen itself home to over 200 trails on Trailforks. The busiest of the 7 Stanes trail centres is Glentress Mountain biking centre situated 10 minutes to the west of Caddon View, boasting over 50 miles of trails for all levels.



DMBinS.com



The Borderlands Inclusive Growth Deal signed in March 2021 has earmarked £19 million worth of investment in the Tweed Valley Mountain Biking sector to include a research and development centre in Innerleithen, along with a huge extension of the existing trail network.

A number of quality golf courses are found in the surrounding area and along with the hill walking, fishing and mountain biking brings in a large amount of outdoor activity tourism to the area making accommodation and the hospitality industry crucial to support the growth in the area.



Description

The hotel is a 1850 Victorian style stone detached property has been operated by the current owners for over ten years who are now pursuing a lifestyle change taking them away from the industry.

The hotel is 2 storey in height with a pitched slate roof and includes a landscaped garden that encompasses the property and contains an outdoor seating area for the café and guests as well as a car park at the rear of the hotel.

The hotel has a 16 cover, licensed cafe not including the additional outdoor seating and the residents bar room. The premises licence also covers the garden area.

The hotel also has a traditional styled lounge on ground level next to the principal entrance to the hotel along adjacent to a dining area directly opposite with 24 covers that currently only serves the guests staying with the hotel.



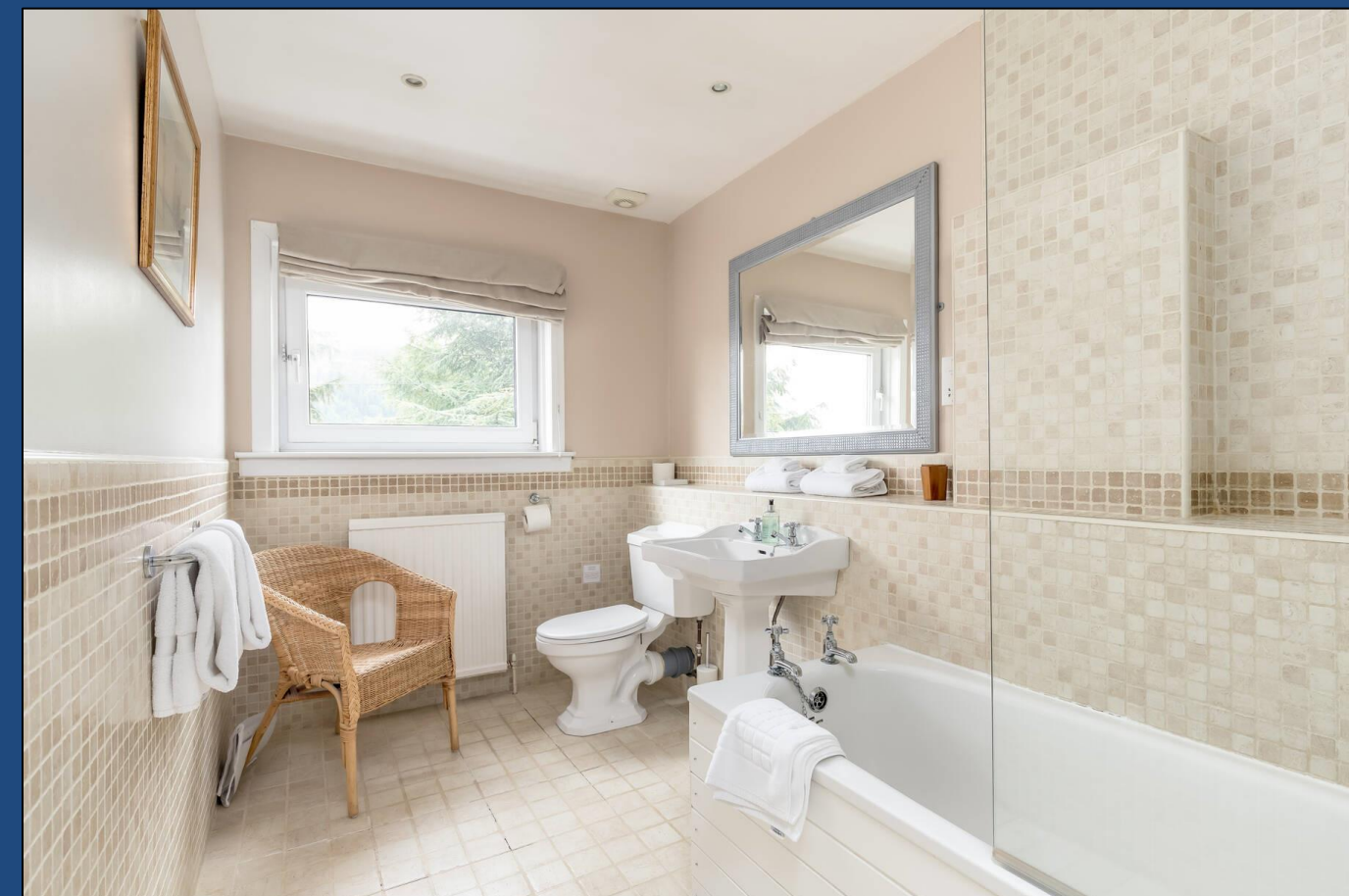
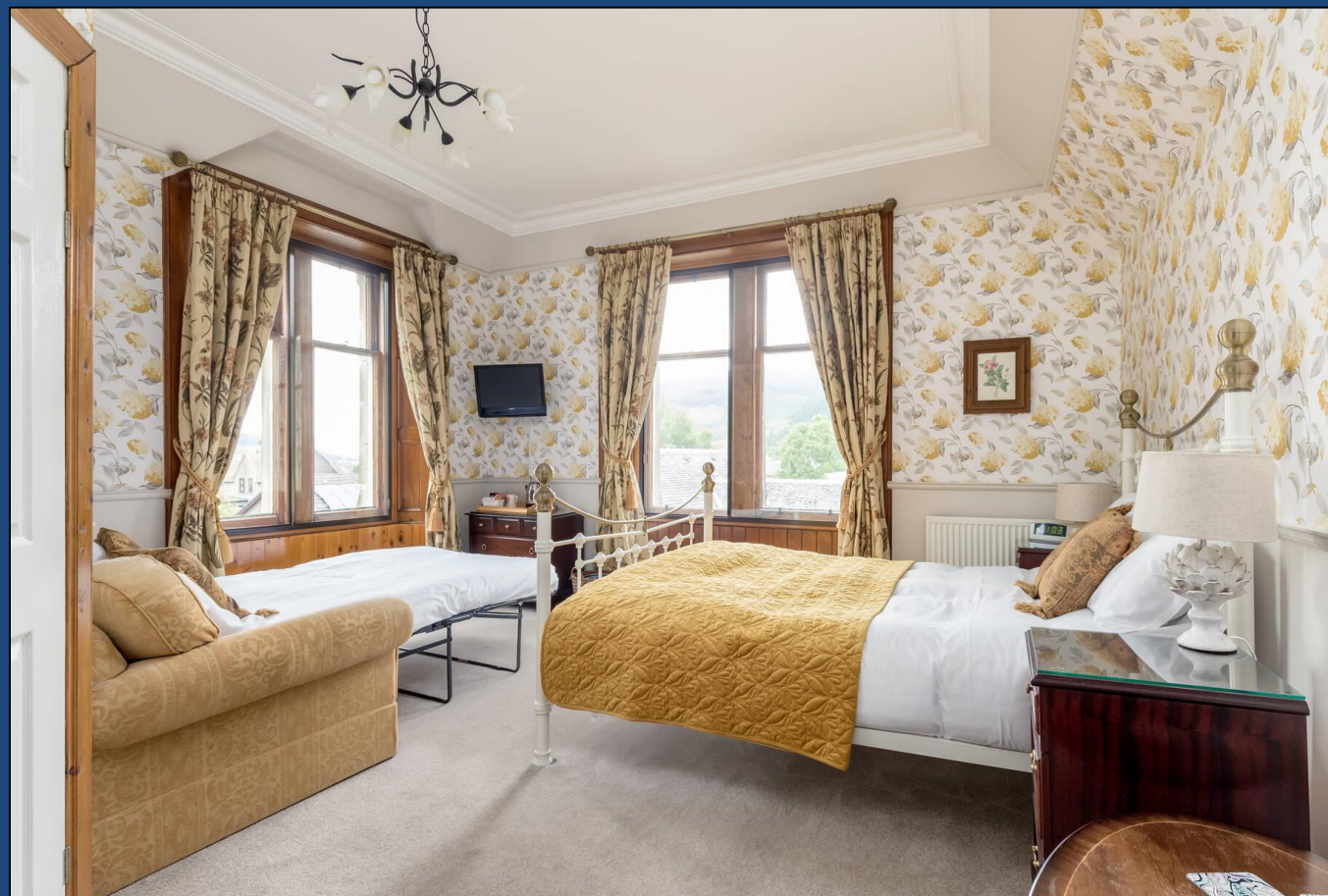
Letting Accommodation

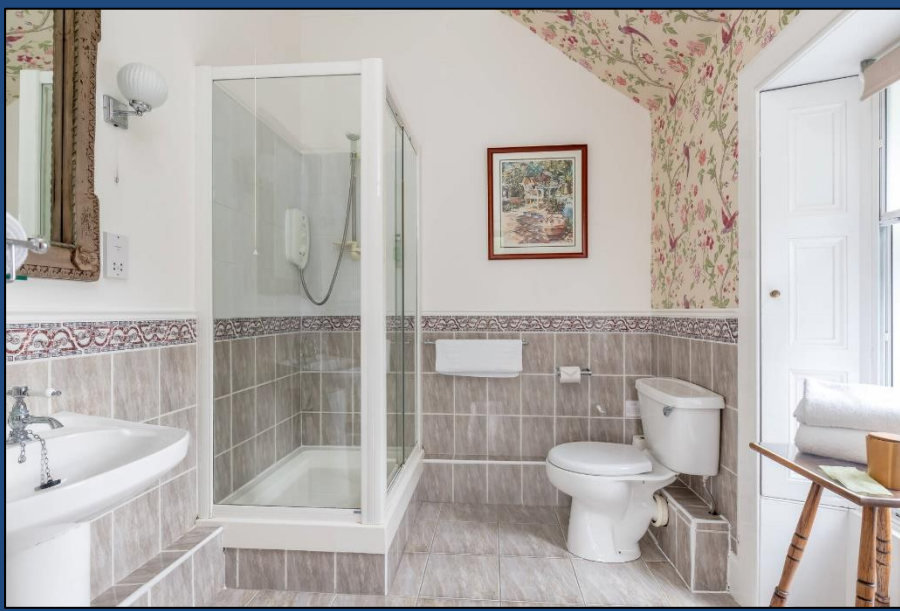
Within the main Guesthouse there are 8 bedrooms which have ensuite facilities or private facilities.

Two of the bedrooms are located on the ground floor, with 6 at first floor level.

There are four ensuite double rooms which are all on the upper floor. These rooms have king-size double beds. There are three classical rooms, all of which are ensuite bar one which has private facilities immediately next to the room.

The current owners accommodation is provided within a separate house at the rear of the main property. The house is two storey height with open plan kitchen/dining and living room at ground floor along with store room and ensuite bedroom. There are 2 bedrooms and a bathroom situated at first floor level.





Café Sitooterie

The property includes a licensed café at ground level, set partly within a side extension to the original property.

A small lounge seating area leads through to a bright café with fixed and moveable seating with 12 covers available inside. A glazed door leads out to the garden where there is a selection of timber framed tables and chairs provided.

A fully fitted commercial kitchen is also provided at ground floor level.

The mature landscaped garden is popular with hotel guests and passing customers, especially cyclists who use the café as a stop off.



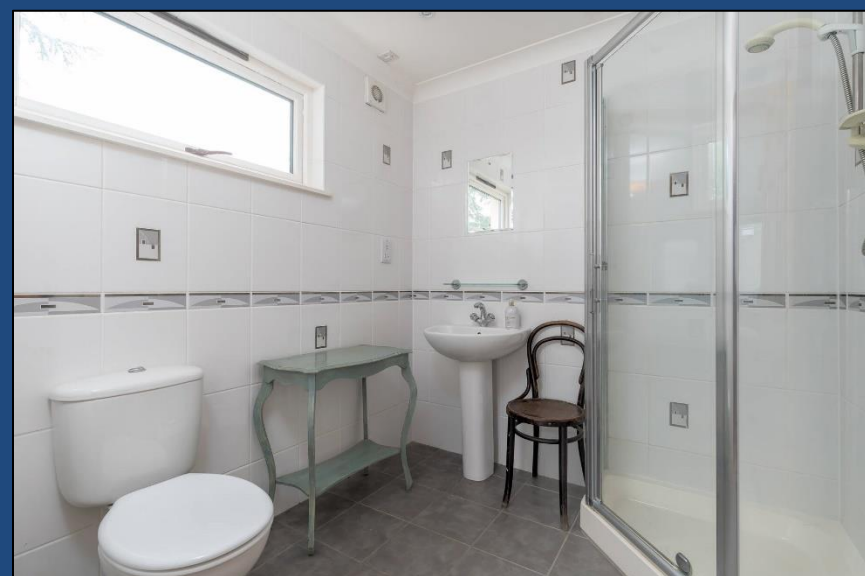
Owners House

The property includes a detached owners house to the rear of the main guesthouse building.

Set over 2 levels, the house is utilised by the current owners and their family and includes a hallway, store room, open plan lounge and kitchen and ensuite double bedroom at ground floor level.

A staircase within the lounge area provides access to the first floor which includes 2 double bedrooms and a bathroom.

A private garden is provided to the side of the house, with a 7 foot high hedge separating this space from the external seating area serving Café Sitooterie.

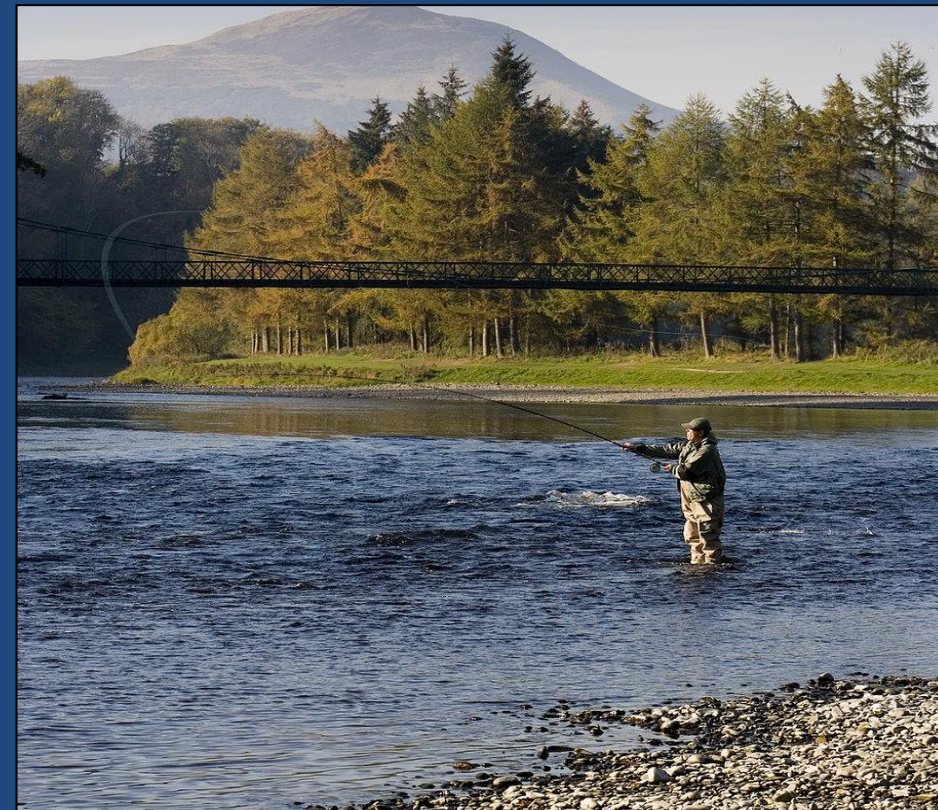


Opportunity

The Caddon view offers an opportunity for investors to gain a successful and well established business in the growing economic area of Innerleithen. This property is in a prime location for summer travellers looking to spend there time hiking, golfing or mountain biking.

The hotel has a potential to capitalise from the trade of outdoor tourism as it is in a prime location for all the areas activities to be easily accessible especially the new £24 million pound Glentress mountain bike development.

There is potential for redevelopment and refurbishment of the hotel to fit the requirements of a new owner to maximise the existing, established and successful business to suit the growth within Innerleithen.



Price

Offers are sought for the Freehold interest. Fixtures and fittings within the guesthouse are all included in the sale as a TOGC.

Exclusions

- The personal assets of the owners in the private accommodation.

Finance

We 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. No approach to be made to the property or members of staff.

Staffing

The hotel is fully staffed, and current staff members will pass over with a sale of the business as a going concern, under TUPE legislation. Contract details can be provided on request.

Rateable Value

The Rateable Value (2023) is £7,000 and as such Caddon View is exempt from Rates under the Small Business Rates Relief Scheme

EPC

Guest house EPC Rating G.

Lodge house EPC Rating C.

Intellectual Property Assets

- The Caddon view
- Website

<https://www.caddonview.co.uk>

Social Media (all included)



@Caddon_view



@Caddonview



Caddon View & Cafe Sitooterie



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IMPORTANT NOTICE

1. These particulars are intended as 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. A list of Partners can be obtained from any of our offices. Date of Publication: June 2022