

Hawick

Call 01450 372336

£26,250 per annum (£2,187.50 per month)

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**The Auld Bank,
2 Market Place, Eyemouth, TD14 5HE**



We are delighted to present The Auld Bank to the market — a beautifully renovated and fully-equipped bistro located in the heart of Eyemouth, a vibrant fishing town on the Berwickshire coast.

This exceptional premises offers a rare opportunity for an experienced hospitality operator to step into a turn-key venue, thoughtfully refurbished to a high standard. The space combines modern design with the character of the original building, creating a warm and stylish environment ideal for food and drink service.

The property features a brand-new commercial kitchen, a welcoming bar and bistro area, a dedicated function space for private events or community use, wine cellar, WC facilities, and a private parking space to the rear. Its central location makes it highly visible and easily accessible, with the harbour, seafront, and local shops just a short walk away.

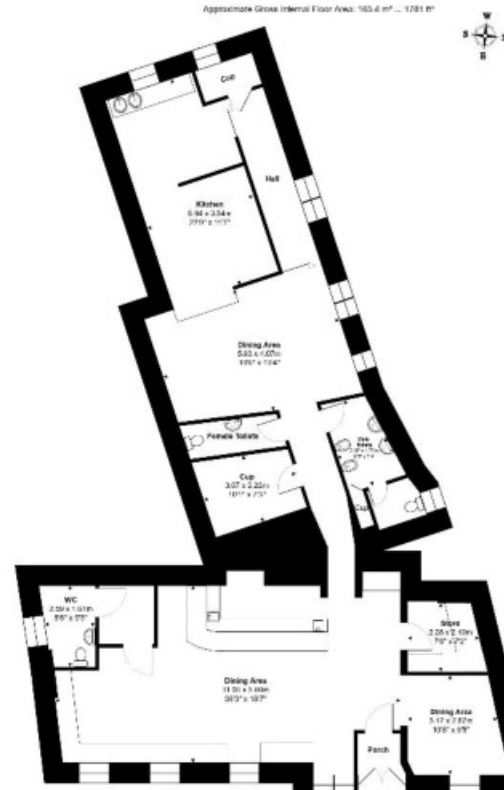
Our client is seeking a passionate and experienced tenant — someone who brings vision, reliability, and a commitment to quality. Whether you're a seasoned restaurateur, a boutique hospitality brand looking for a coastal outpost, or an ambitious entrepreneur with a fresh concept, The Auld Bank offers an inspiring setting and a ready-made platform for success.

Applicants should be prepared to outline their proposed operating model, including concept, menu style, service approach, and staffing plan. A satisfactory reference and credit check will be required as part of the due diligence process, and a security deposit (amount to be confirmed) will apply in recognition of the high-quality fit-out provided.

With minimal setup required, this is a rare opportunity to begin trading almost immediately in a premium space that offers both charm and commercial potential. The Auld Bank is perfectly suited to a range of concepts — from modern bistro and café dining to event-led or seasonal offerings — and is ready to welcome a new chapter in its story.

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Approximate Gross Internal Floor Area: 165.6 m² ... 1781 ft²



All dimensions are approximate and should not be used for the purpose of construction or other legal purposes. The plan is for information purposes only and does not constitute a contract. The plan is for information purposes only and does not constitute a contract. The plan is for information purposes only and does not constitute a contract.

PROPHOTO

Situation

Eyemouth itself is a charming coastal town with a strong year-round local population and a steady influx of visitors during the tourist season. This dual audience offers significant potential for a food-led business that can cater to both locals and tourists alike. The town's maritime heritage and access to fresh seafood make it an ideal location for operators who want to showcase regional produce and offer a truly local dining experience.

Rental & deposit information

The total annual rental for the premises is £26,250, which includes a heritable rental value of £20,000 per annum and a moveable rental value of £6,250 per annum. This equates to a monthly rent of £2,187.50. A security deposit of £5,000 will be required prior to entry, reflecting the high standard of the fit-out and fixtures included in the lease.

Services

Mains gas, electricity, water and drainage. The premises also benefits from fire and intruder alarms, as well as CCTV.

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.

Rateable Value:

Rateable Value of £30,000, effective from 01-April-2023 which is currently under appeal.

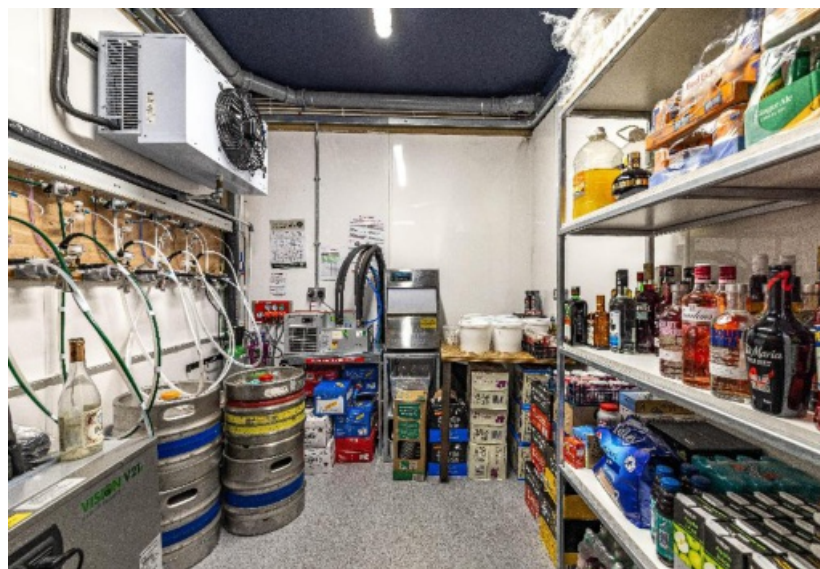
Interested in this property?
Hawick
Call 01450 372336

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Hawick, TD9 9BU
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Fax: 01450 377463
Email: hawick@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
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.