



Osso Restaurant

Ref: 5265429

1 Innerleithen Road, Peebles, EH45 8BA

Freehold: Guide Price - £225,000

40 Cover Restaurant

Prominent Roadside Location

Established Business

Fully Fitted Commercial Kitchen

Fully Licensed

Energy Rating E



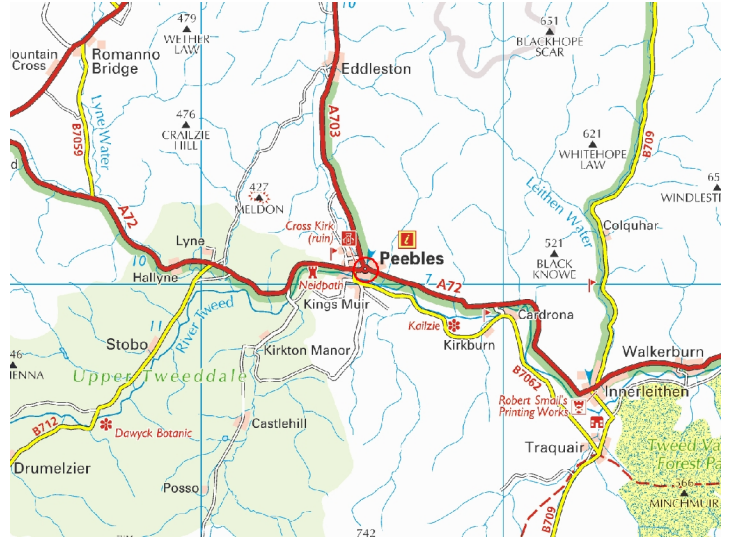
This is a rare opportunity to acquire a turnkey restaurant in a busy tourist town in the Scottish Borders with an offering from a single espresso to a six course meal.

Location

Peebles, in the Scottish Borders, is a popular destination situated at the confluence of the River Tweed and the Eddleston Water, some 23 miles to the south of Edinburgh. It's accessible from Edinburgh via the A701 and the A703, and from Glasgow via the A721 and the A72. Peebles has been a Royal Borough since 1152, under the rule of King David the 1st, a well known market town and an arts destination town.

To the south of the town is the Glentress Forest, a base for some of the best mountain biking in the country, with over 300,000 visitors a year. It's also on the John Buchan Way, which is a popular walking route, and being on the banks of the world famous River Tweed, one of Scotland's best fishing rivers.

Osso Restaurant is only a short distance from Edinburgh, it is certainly no ordinary town with its spectacular scenery, shopping, cafés, events and outdoors activities to keep you entertained all year long. You wouldn't be the first to feel inspired by the artsy town, with many notable residents including John Buchan, the Scottish novelist, choosing to make their home here.



The Opportunity

Osso Restaurant will appeal to a number of buyers due to its size and location within a busy tourist hotspot. The restaurant can be easily managed with only a small number of staff, this lends itself to existing multiple operators but will also appeal to an owner operator looking to take more of a hands on approach.

Internal Details

A spacious area upon entering the property with a small bar/servery. A light and modern décor compliments the well furnished seating area with up to 40 covers.

A fully fitted commercial kitchen is located to the rear with external storage off the kitchen for food and beverage supplies.

Male and female toilets are also located to the rear.





Fixtures & Fittings

All fixtures and fittings will be included in the sale. Any personal belongings owned by the current owners will be removed before the sale.

External Details

There is a small space allocated to the front of the property for tables and chairs to enjoy the good weather. There is no carpark however, there is lots of on-street parking within the area of the restaurant.

Trading Hours

Current Trading Hours

Wednesday to Saturday
12.00pm - 3.00pm
5.00pm - 9.00pm

Staff

Staff information will be provided to seriously interested parties.

Trading Information

Trading Profit & Loss Accounts will be provided to seriously interested parties after a formal viewing has taken place.

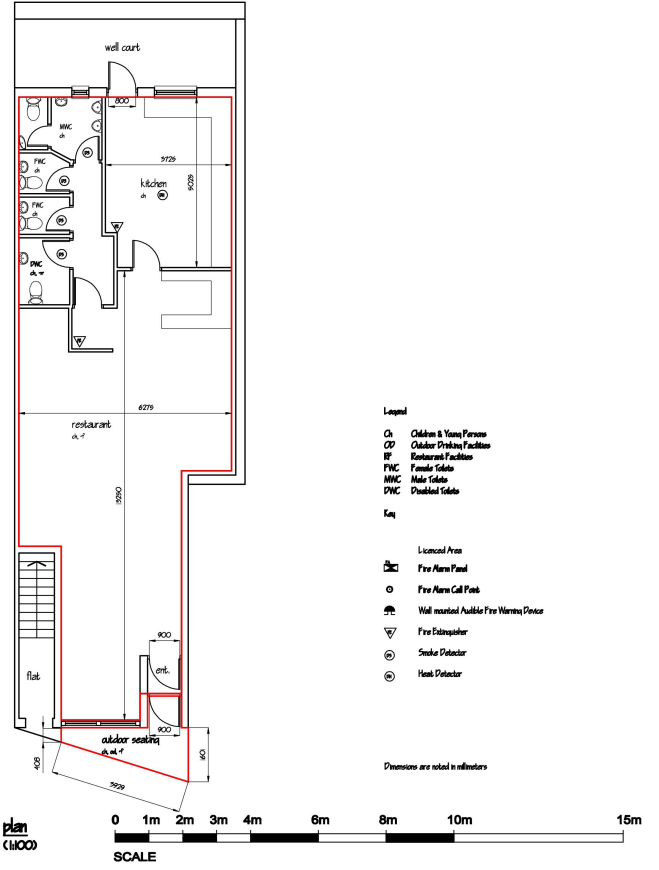
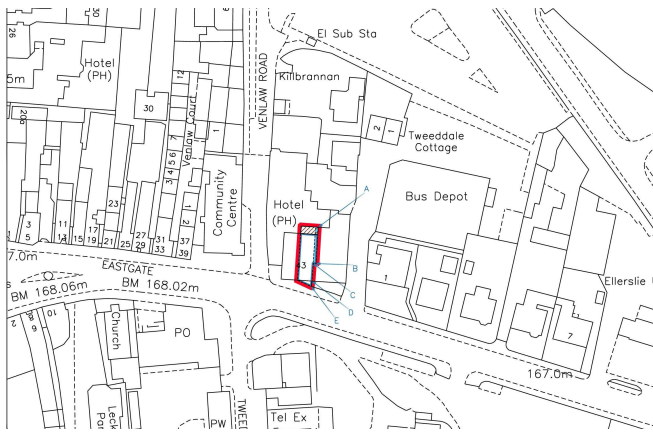


Business Rates

The Rateable Value is £8,800 with effect from 1 April 2023. Confirmation of actual business rates payable should be obtained from the local authority

Regulatory

Premises Licence



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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