



The Horseshoe Inn

Ref: 5265430

Eddleston, Peebles, EH45 8QP

Freehold: OIEO £995,000

8 en-suite Letting Rooms, Bar & Restaurant

30 minutes from Edinburgh

Iconic and Multi Award Winning

Strong Financial Performance

Owners Cottage - Development Opportunities

Energy Rating G



A fantastic opportunity to own the iconic, multi-award winning Horseshoe Inn, Eddleston, located 30 minutes from Edinburgh, and a short distance from the beautiful Scottish Borders town of Peebles. Due to the size of the land its sits on, there is potential to extend the letting opportunity and add to the current owners success.

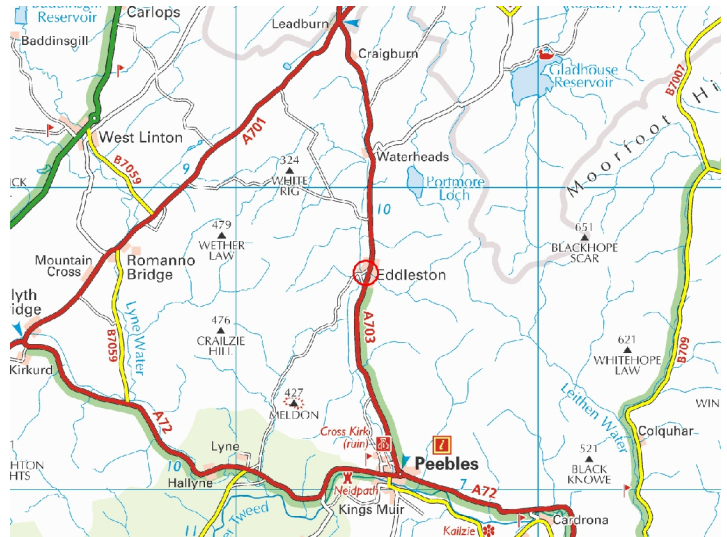
AA Rosette Award Winner 2023.



Location

Eddleston is a small village and Civil parish in the Scottish Borders area of Scotland. It lies four miles (6.4km) north of Peebles and nine miles (14km) south of Penicuik, on the A703, which passes through the centre of the village. Nearby is the Great Polish Map of Scotland, a large terrain map, with The Eddleston Water running through the village.

There is a bus stop directly outside the property on the main road that is the main route to and from Edinburgh and Peebles.



The Opportunity

Since the pandemic the Horseshoe Inn has performed exceptionally in difficult trading conditions. With an exceptional financial performance, and strong EBITDA, this is a fantastic opportunity to own an iconic, well run and maintained business. Due to the size of the land it sits on, there is great potential to develop and extend the current letting rooms.

The Horseshoe Inn will appeal to a wide range of operators, from family run lifestyle to multi-national groups looking to expand their portfolio.

A viewing is highly recommend to see for yourself, the scale and opportunity The Horseshoe Inn has to offer.

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.

Internal Details

The main building is split in to three areas, the main bar/pub, casual dining area and the restaurant.

The main bar area has a wooden beam ceiling, a spectacular carved wood bar/gantry area showcasing a wide range of whisky and spirits, a mixture of iron and wood based tables and chairs, as well as Church pews which add a more traditional public house feel. A stone and wooden floor runs through the main bar area.

Much like the bar, the casual dining area has a stone floor, wooden beam ceiling and is furnished with loose wooden tables and chairs.

The restaurant side is very well decorated with a timeless traditional feel, large corniced ceilings and pillars running through the room. A mixture of fixed and loose furniture makes the the room very flexible whatever the occasion.

Male and female toilets are located in the main bar area, as well as disabled and baby changing facilities.

A fully fitted commercial kitchen is located to the rear with external storage.



Business Rates

The Rateable Value is £33,500 with effect from 1 April 2023. Confirmation of actual business rates payable should be obtained from the local Authority.

Letting Accommodation

Eight ensuite bedrooms are located to rear of the building in the beautifully restored Victorian village school house, which are 4 Gold Star rated by AA guide.

There is a two bed/two bath owners/managers cottage attached to the main building which could also serve as a holiday let.





Trading Hours

Monday to Sunday - 11.00am until late

Food is served from 12.00 noon to 9.00pm daily

The current owners flex opening hours with the season, opening at 10.00am on weekends for breakfast/brunch.

Staff

Staff information will be provided to seriously interested parties.

Regulatory

Premises Licence

Trading Information

We have been provided with management accounts for the 12 month period ending April 2022 which show a total Net Turnover of c.£900,000, delivering a strong EBITDA.

2022/23 trading accounts are being finalised but are showing growth. So far 2023/24 turnover is circa 15% growth on previous year.

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



External Details

A sizeable car park is located to the rear with space for 28 cars, and an additional staff/overflow car park with space for a further 10 cars.

A spacious and well maintained beer garden with picnic benches is located between the main building and the accommodation. There is also a small outside seating/dinning area located to the rear of the main building with c.16 covers.

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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