

**FOR SALE**

Quality 7-Bedroom Highly Popular Village Inn

**GRAHAM  
SIBBALD**



**Allanton Inn**

**Main Street, Allanton, Duns, Berwickshire, TD11 3JZ**

Offers over £725,000 - Freehold

Find out more at  
[www.g-s.co.uk](http://www.g-s.co.uk)

- Located in Beautiful, Rural Scottish Borders
- Refurbished by Current Owners to Exceptional Standard
- Range of F&B Facilities; Beer Garden & Al-Fresco Dining
- T/O for 2023 in Excess of £650,000 (net)



## INTRODUCTION

The Allanton Inn is a high quality 7-bedroom village inn, located in the village of Allanton, a charming conservation village, close to the towns of Duns & transport hub Berwick-upon-Tweed, within the beautiful rolling countryside of the Scottish Borders, a historic region dotted with stately homes, castles & battlefields. Allanton lies 6 miles from the English Border, the gateway to Scotland, in the heart of the part of South East Scotland historically called “The Merse”. The Allanton Inn is prominently situated in the main street of the village. The accessible location of the inn, just over 1 hours drive from Edinburgh & Newcastle, offers its guests a fantastic country retreat, stop over and a great base for exploring many of the fascinating places of interest throughout the Scottish Borders. For the outdoor sport enthusiast there is an array of walking, cycling, fishing and shooting available locally. The Inn benefits from a wide variety of markets for residents, with strong trade from the following - mini breaks, corporate, wedding/function, small group travel, tourists & transient guests.

As well as 7 high quality letting rooms, the Allanton Inn has kept its traditional feel and nature of a historic coaching inn in the lounge bar and restaurant offer guests both a modern and charming stay. The sellers have owned and operated the Allanton Inn for over 14 years and during their time have extensively refurbished and modernised the inn to an exceptional standard. The restaurant has an excellent reputation and is renowned for supporting local suppliers & showcasing local produce securing The Allanton Inn a Scottish Thistle Award for Best Eating Experience in the South of Scotland 2023 as well as many industry accolades over the years. In more recent years the seller’s have upgraded the garden to the rear which now boasts a beer garden with al-fresco dining, as well as its own cocktail bar and outdoor pizza oven. During the summer months, as expected, the garden is bustling with trade. There is also the opportunity to develop the former fire station/stables building and land to the rear for an additional 6 bedrooms; planning consent granted pre-covid but now lapsed.

The availability of the Allanton Inn offers a wonderful opportunity for new owners to acquire a well-established hospitality business and high-quality village inn.

## THE PROPERTY

A former Coaching Inn, dating from the 18th century, the Allanton Inn, Category B-Listed, is of traditional stone construction under a pitch and slate roof with accommodation on ground and first floor levels.

## ACCOMMODATION SUMMARY

From the main road, the front door leads into the entrance hallway through to bar and restaurant area. The accommodation can be described, briefly, as follows: -

### Public Areas

- Entrance Hallway
- Lounge Bar (25) with bar servery
- Restaurant (20) with feature fireplace
- Additional/Private Dining / Meeting Room (18)

## Letting Bedrooms

7 Letting Bedrooms to sleep 14.

- 1 x Small Double
- 2 x Double
- 2 x King/Zip & Link
- 1 x Family Suite - 2 bedrooms (1 double & 1 king/zip & link) with shared bathroom (has been used previously as owners accommodation)

All bedrooms ensuite; 5 x shower only; 1 x bath with shower over.

All bedrooms are located on the first floor.

## Service Areas

- Commercial Kitchen
- Glass Wash behind bar
- Beer Cellar
- Range of Stores

## Outside

- Car Parking to front of Inn
- Al Fresco Dining / Beer Garden – 3 x pods with outdoor heaters, 1 x raised firepit, covered seating with outdoor heaters, pizza oven and cocktail bar
- Outdoor storage – biomass boiler room
- Former Fire Station / Stable – used for storage (See Planning)

## TRADE

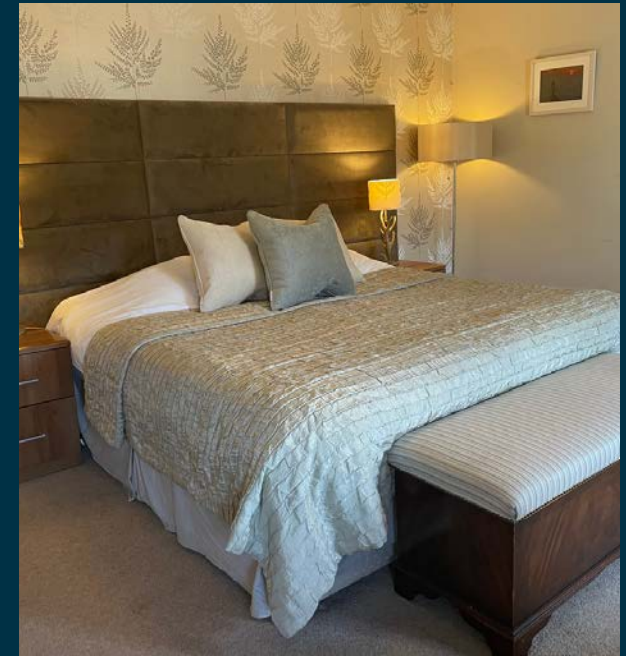
Accounts for the year ended 30th November 2022 show a turnover of £608,837 (net) with an EBITDA of £168,149.

Management information for the year ended 30th November 2023 indicates an increase in turnover to £651,767 (net).

Accounts will be provided to genuinely interested parties, preferably after viewing of the property.









### **PLANNING**

Planning Consent was granted 19/00988/FUL in November 2019 to convert the former fire station to 2 x letting suites, plus, erect 4-bedroom annexe. The Planning and Listed Building Consent has lapsed but it is believed it could be readily reinstated.

### **STAFF**

TUPE regulations will be applicable to all staff.

### **LICENCE**

Premises Licence under the Licensing (Scotland) Act 2005.

### **WEBSITE / RATINGS**

Trip Advisor Rating – 5  
Travellers' Choice 2023  
Booking.com Rating – 9.3  
Open Table – 4.8 Stars

### **SERVICES**

Mains electricity, drainage, and water. Heating and hot water via biomass boiler. LPG gas for kitchen.

### **ENERGY PERFORMANCE CERTIFICATE**

Allanton Inn – EPC Rating – B  
The EPC is available upon request.

### **RATEABLE VALUE**

Allanton Inn - Rateable Value £28,000 (1st April 2023).

### **TENURE**

Heritable (Freehold) / Outright Ownership.

### **PRICE**

Offers over £725,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

### **EXCLUSIONS**

Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.

### **FINANCE/BUSINESS MORTGAGES**

Graham + Sibbald 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**

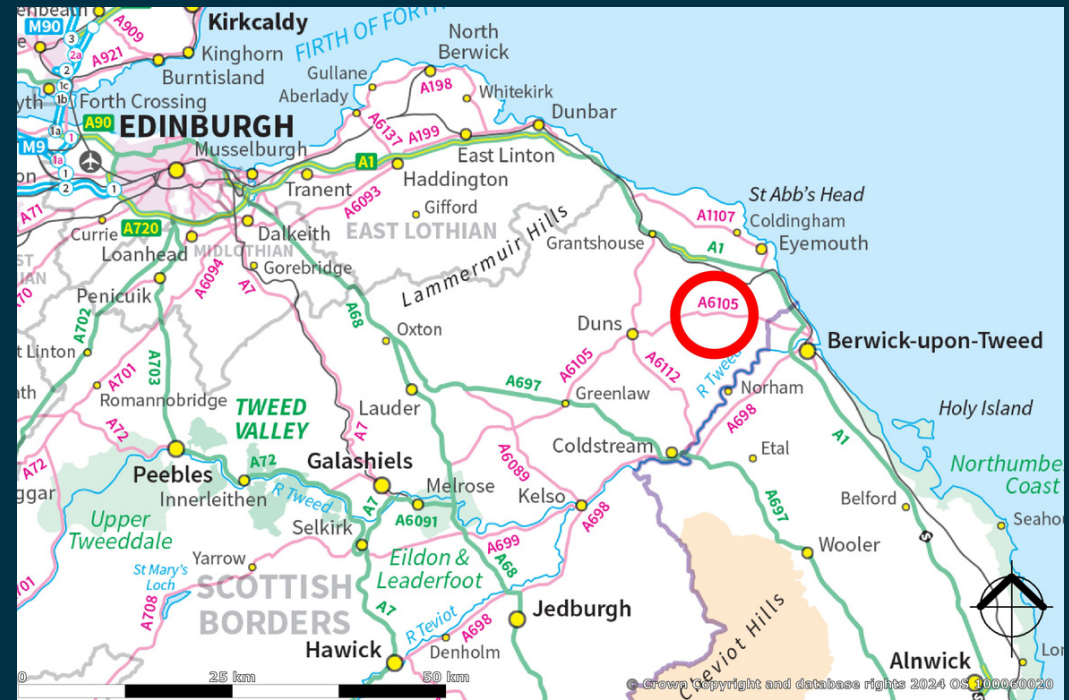
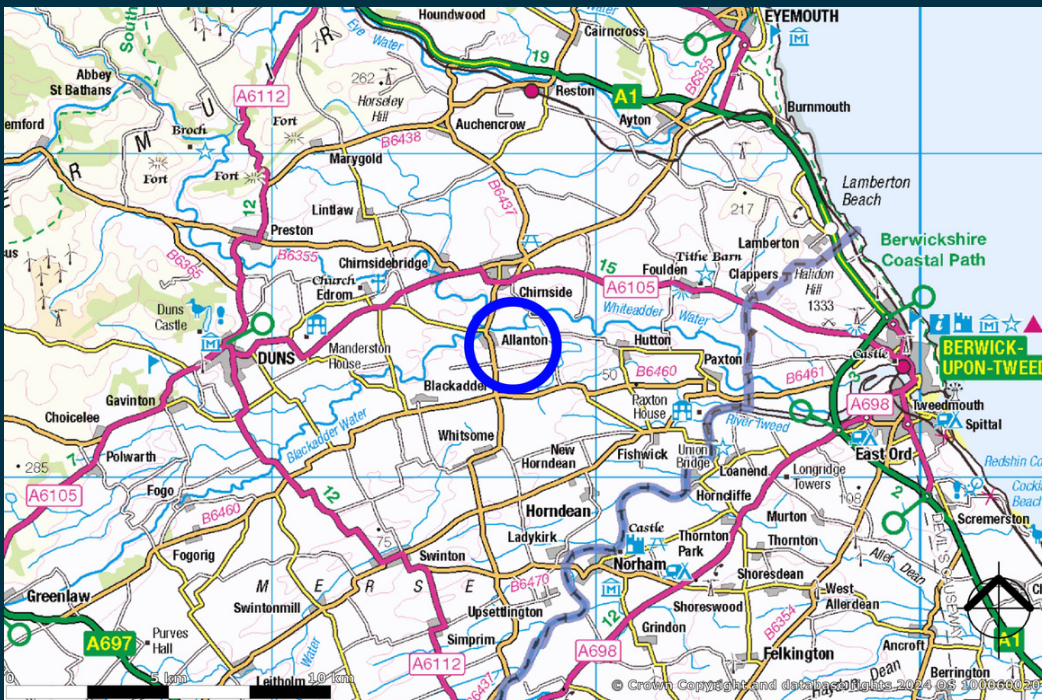
Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

### **OFFERS**

All offers should be submitted in Scottish Legal Terms to the sole selling agent at the address below:-

Graham + Sibbald  
40 Torphichen Street  
Edinburgh  
EH3 8JB





To arrange a viewing please contact:



**Alistair Letham**  
**Hotel + Leisure - Consultant**  
 Alistair.Letham@g-s.co.uk  
 07836 341 710



**Katie Tait**  
**Hotel + Leisure Agent**  
 Katie.Tait@g-s.co.uk  
 07500 423 941

1. These particulars are intended as a 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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

Date published: February 2024

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.