



Geo. & Jas. Oliver W.S.

Solicitors & Estate Agents

13 High Street, Hawick TD9 9DH Tel: 01450 372791 E: solicitors@gandjoliver.co.uk

www.gandjoliver.co.uk



See all our properties at
OnTheMarket™.com



CROSS KEYS INN, LILLIESLEAF, MELROSE TD6 9JA
PUBLIC HOUSE & FLAT WITH PLANNING FOR RE- DEVELOPMENT

EPC G (PUB) F (FLAT)
OFFERS AROUND £230,000

CROSS KEYS INN, LILLIESLEAF, MELROSE TD6 9JA

OFFERS AROUND £230,000



Located within a picturesque village location, The Cross Keys Inn presents a wonderful business or residential development opportunity for a prospective purchaser. The public house and restaurant are both well established and benefit from a great deal of passing trade and loyal customer base. A full planning application has recently been granted by Scottish Borders Council for change of use.

LOCATION: Lilliesleaf is an attractive village nestled in the midst of the Scottish Borders countryside, enjoying a wonderful sense of community with a village hall, pub, church and a golf course nearby. Located only a short drive from the beautiful town of Melrose with its specialist independent shops, resting on the banks of the River Tweed and well known for its historic Abbey, the Melrose Sevens and the Borders Book Festival. Further amenities can be found in nearby Selkirk and Galashiels, with Tweedbank providing a rail connection to Edinburgh. The surrounding countryside and rolling hills are popular with golfers, walkers, cyclists and equestrian enthusiasts and the village location will appeal to those with an interest in country pursuits looking for a peaceful quality of life.

The Cross Keys Inn is a well-loved public house with restaurant in a fantastic village location. The business has operated as a popular country inn with a cosy and welcoming bar and restaurant, providing fantastic traditional food and drink with the benefit of a beer garden for customers to take full advantage of the beautiful setting whilst enjoying a drink.

The Cross Keys Inn comprises bar with restaurant area and separate dining/seating area; full commercial kitchen; male & female toilets & beer garden to the front. A full list of fixtures & fittings can be obtained upon request.

The newly refurbished first floor three-bedroom flat is very attractive, comprising lounge with dining area, newly fitted kitchen, bathroom and three bedrooms. The property is well presented throughout and includes the following white goods - oven and hob. There is space for a additional white goods. There is also a separate sizeable garden to the rear, which could lend itself to a further beer garden if so desired with raised decking areas and landscaping potential.

RATEABLE VALUE: £8400

EPC: Flat F Bar G

FLAT ROOM SIZES:

Kitchen: 2.95m x 2.70m

Lounge: 5.40m x 4.90m

Bedroom One: 4.50m x 3.30m

Bedroom Two: 4.30m x 3.20m

Bedroom Three: 2.15m x 2.40m

Bathroom: 2.50m x 1.90m

LICENCE: The premises benefits from a Premises License under the Licensing (Scotland) Act 2005.

SBC PLANNING REFERENCE: 26/00230/FUL

SERVICES: Mains water, drains & electricity. Electric Heating. Double glazing.

VIEWING: By appointment with Geo & Jas Oliver, W.S.

IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.

INTERNET WEBSITES: All our properties can be viewed at www.gandjoliver.co.uk as well as www.onthemarket.com, www.rightmove.co.uk and www.propertywindow.com.

FREE PRE-SALE VALUATION: If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.

