



Allanton Inn

Allanton

Duns

TD11 3JZ

Freehold: £595,000

Ref: 5255013

KEY HIGHLIGHTS

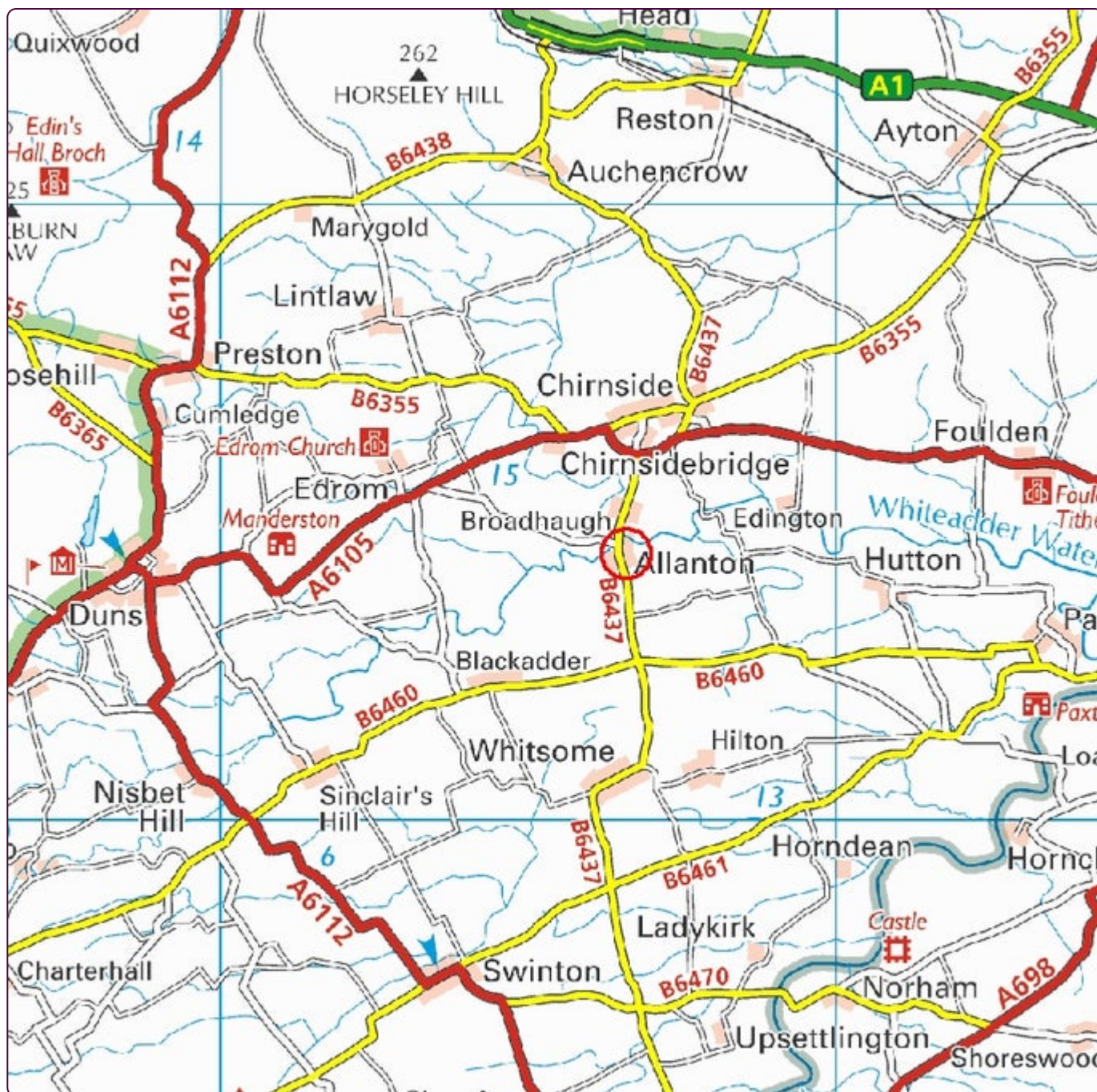
- 7 Bedroom Village Inn
- Bar & Restaurant
- Exceptional Beer Garden & Al-Fresco Dining
- Investment Opportunity / Buy & Lease Back
- Vendors Loan Opportunity
- 2024 Net Turnover in excess of £680,000 - EPC Rating B

LOCATION

The Allanton Inn is located in the village of Allanton. A charming conservation village, close to the towns of Duns and transport hub Berwick-upon-Tweed, within the beautiful rolling countryside of the Scottish Borders, a historic region dotted with stately homes, castles and battlefields.

Allanton lies six 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 is just over one hour's drive from Edinburgh and Newcastle upon Tyne.





THE OPPORTUNITY

As well as seven high quality letting rooms, the Allanton Inn has kept its traditional feel and nature of a historic coaching Inn with the lounge bar and restaurant offering guests a modern and charming stay.

The Allanton Inn has been owned and operated for over 14 years and during this time the owners have extensively refurbished and modernised the Inn to an exceptional standard.

Highly rated on Trip Advisor, Booking.com and Open Table being recently awarded Travellers Choice 2023.

DESCRIPTION

The former coaching Inn, dating from the 18th Century, is a category B Listed building of traditional stone construction under a pitch and slate roof. The accommodation is on ground and first floor levels.

INTERNAL DETAILS

Upon entering from the main road, the front door leads into the entrance hallway to the bar and restaurant area. The main bar area is complete with bar and gantry with draught taps and a selection of wines and spirits accommodating c.45 seated. The additional/private dining room can seat c.20 guests.

There is a fully fitted commercial kitchen located to the rear of the bar service area.

Ladies and gents toilets are located at the front entrance to the main bar area.





TRADING HOURS

The business trades seven days.

FIXTURES & FITTINGS

The entire venue has been meticulously fitted out. A trade inventory will be provided as part of a due diligence process.



DEVELOPMENT POTENTIAL

There is the opportunity to develop the former fire station/stables building and land to the rear for an additional six bedrooms. Planning consent was granted pre-covid but has now lapsed.

LETTING ACCOMMODATION

The accommodation is accessed via its own main entrance with a staircase leading to the first floor:

Room 1

Super King Ensuite

Room 2

Super King Ensuite

Room 3

King Ensuite

Room 4

Double Ensuite

Room 5

King Ensuite

Room 6/7

Family Suite

Double Room & Twin Room

Bathroom





EXTERNAL DETAILS

- Al Fresco dining / beer garden
- 3 x pods with integrated heaters
- Decked and covered seating area for c.40 customers
- Raised firepit covered with outdoor heaters
- Pizza oven and cocktail bar
- Biomass plant room

PLANNING PERMISSIONS

Planning Consent was granted 19/00988/FUL in November 2019 to convert the former fire station to two letting suites, plus, erect a four bedroom annexe.

STAFF

The business is operated on a management basis with an experienced team with a pool of full and part-time staff.

A staff list will be provided to genuine interested parties as part of any due diligence process.

TRADING INFORMATION

The financial year end for the business is November and the turnover for 2024 was approximately £680,000 net of VAT, and increase of 9% YOY. The trade split circa. 55% food, 25% bar sales and 25% accommodation.

Full certified accounts will be made available to genuinely interested parties after a formal viewing.

REGULATORY

Premises Licence

BUSINESS RATES

The Rateable Value is £28,000 as of 1 April 2023.

Confirmation of actual business rates payable should be obtained from the Local Authority.



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

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CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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CONTACT

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



SIMON WATSON

Senior Business Agent - Hospitality

T: +44 7754 559 534

E: simon.watson@christie.com

CONDITIONS OF SALE

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