1905 BAR

Jamieson's Entry, Kelso, TD5 7DP

FREEHOLD: OFFERS OVER - £300,000 | REF: 5255012

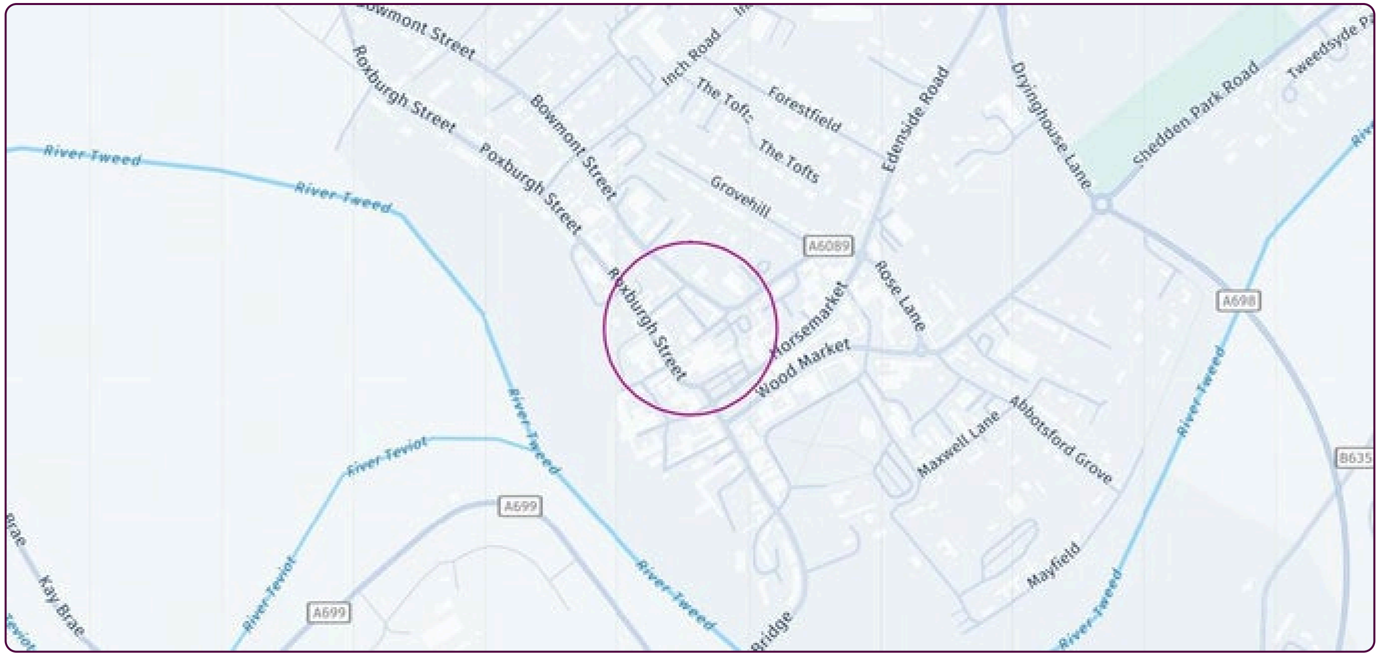
KEY HIGHLIGHTS

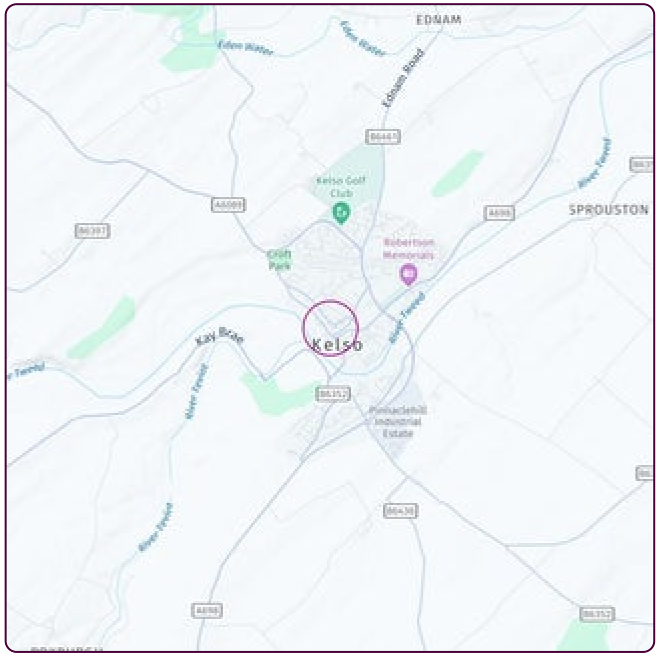
- Established Licensed Venue / Traditional pub
- Recently Undergone Full Refurbishment
- 4 Bedroom Letting Accommodation
- Opportunity to Develop Food Offering
- Town Centre Location
- EPC Rating D

LOCATION

The 1905 Bar is located in the heart of Kelso Town Centre, prominently positioned on Jamieson's Entry. While it is tucked away from the main thoroughfares, it remains a well-established venue cherished by locals and known widely across the Borders and the surrounding areas.

Kelso is a market town in the Scottish Borders within the historic county of Roxburghshire, lying where the rivers Tweed and Teviot have their confluence.





THE OPPORTUNITY

1905 Bar is privately owned and operated, enjoying an excellent reputation within the town centre of Kelso.

The owners have decided to sell to pursue other interests and this brings a fantastic opportunity for a new owner to take over a traditional pub with multiple revenue streams.

DESCRIPTION

A great opportunity to acquire a 'turn key' public house business that requires no further capex. Our clients have invested and refurbished since purchasing the property back in 2017 and comes with the benefit of having a four bedroom flat, which is situated on the first floor with separate access being provided to the side.

The accommodation is currently being advertised on Air BnB generating an income for the prospective buyer on day one.

INTERNAL DETAILS

The public bar is in first class order, with the gantry stretching along the side upon entering. The bar features a selection of fonts on the servery, a fully stocked gantry to the rear, adequate refrigeration and coolers underneath. Bar stools are positioned to the front of the servery. There is two seating areas partially separated from the servery by wall seating and free-standing tables, chairs, and stools. Wooden floors are throughout.

The bar is equipped with several flat-screen TVs strategically placed to allow easy viewing of various sporting events. There is two separate seating areas located off the main bar area with comfortable sofas in one area, and the other has poseur tables and chairs. A combined capacity of c.200 in the main bar and rooms.

Kitchen

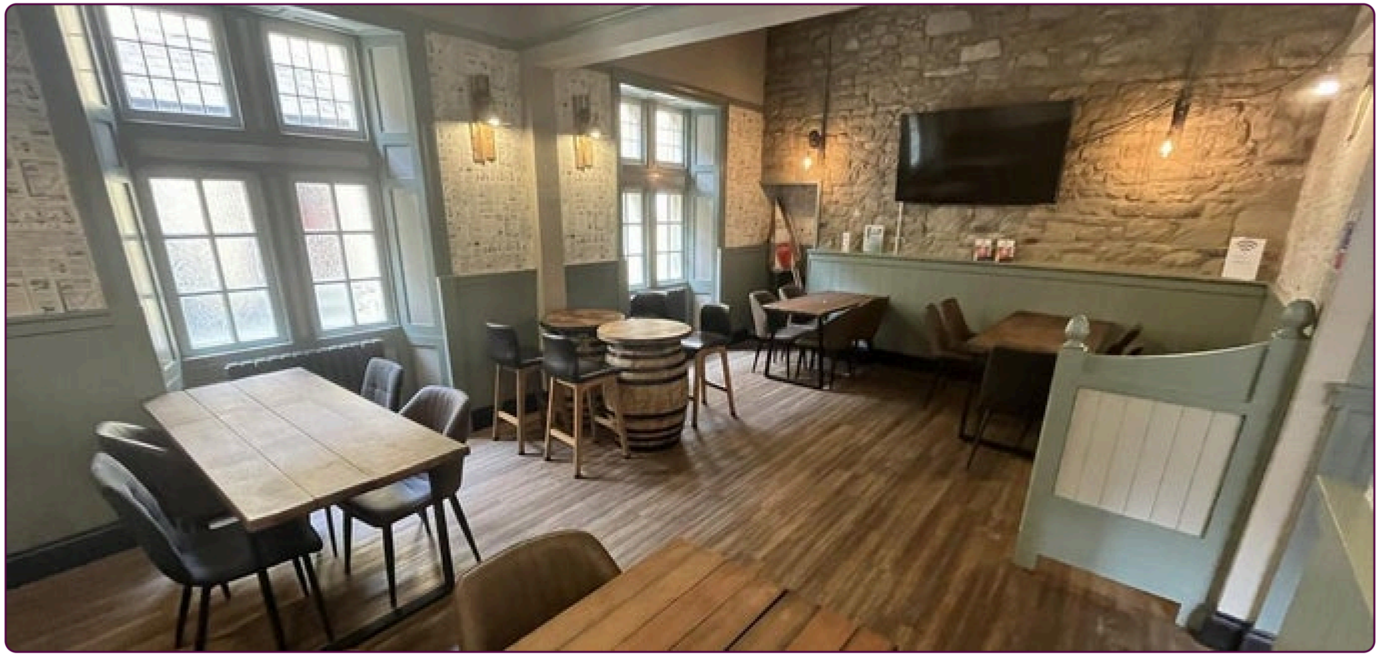
Located to the rear of the public bar, still currently being developed.

Toilets

Both ladies and gents toilets are located to the rear of the public bar.

Cellar

Located to the rear of the public bar with side street access for deliveries.



FIXTURES & FITTINGS

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

STAFF

The business is operated on a management basis, with a manager and a pool of full and part-time staff.

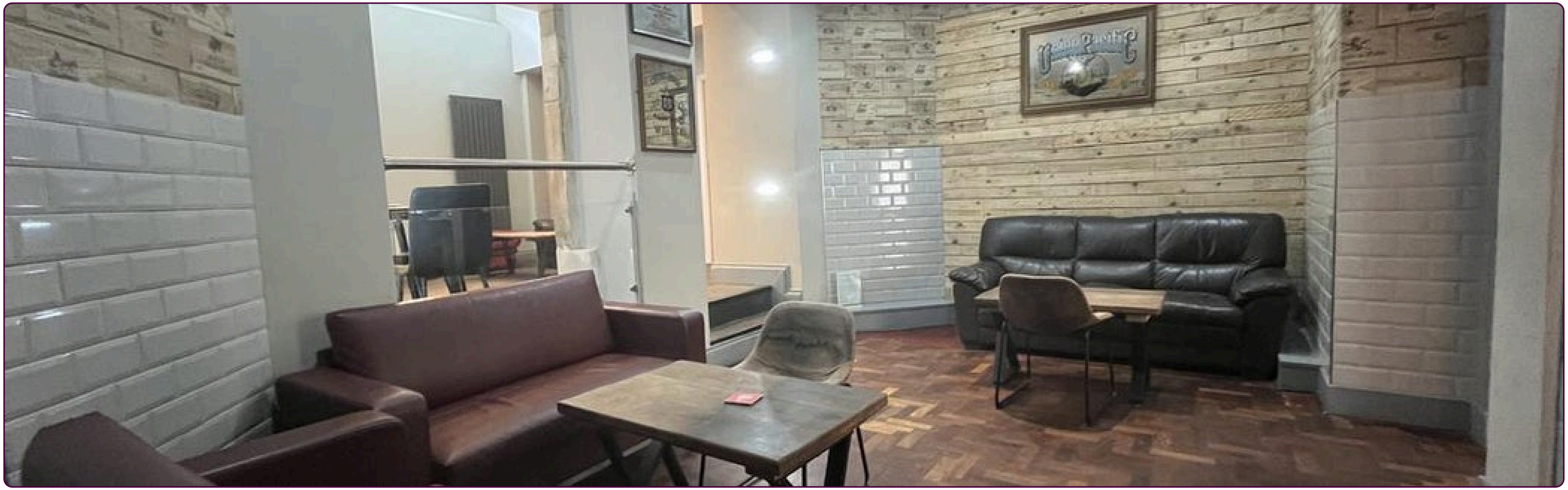
A staff list will be provided to genuine interested parties as part of any due diligence process.

TRADING HOURS

Monday
Closed

Tuesday to Thursday
1.00pm - 9.00pm

Friday to Sunday
1.00pm - 10.00pm



LETTING ACCOMMODATION

The business benefits from a four double bedroom apartment above the pub.

REGULATORY

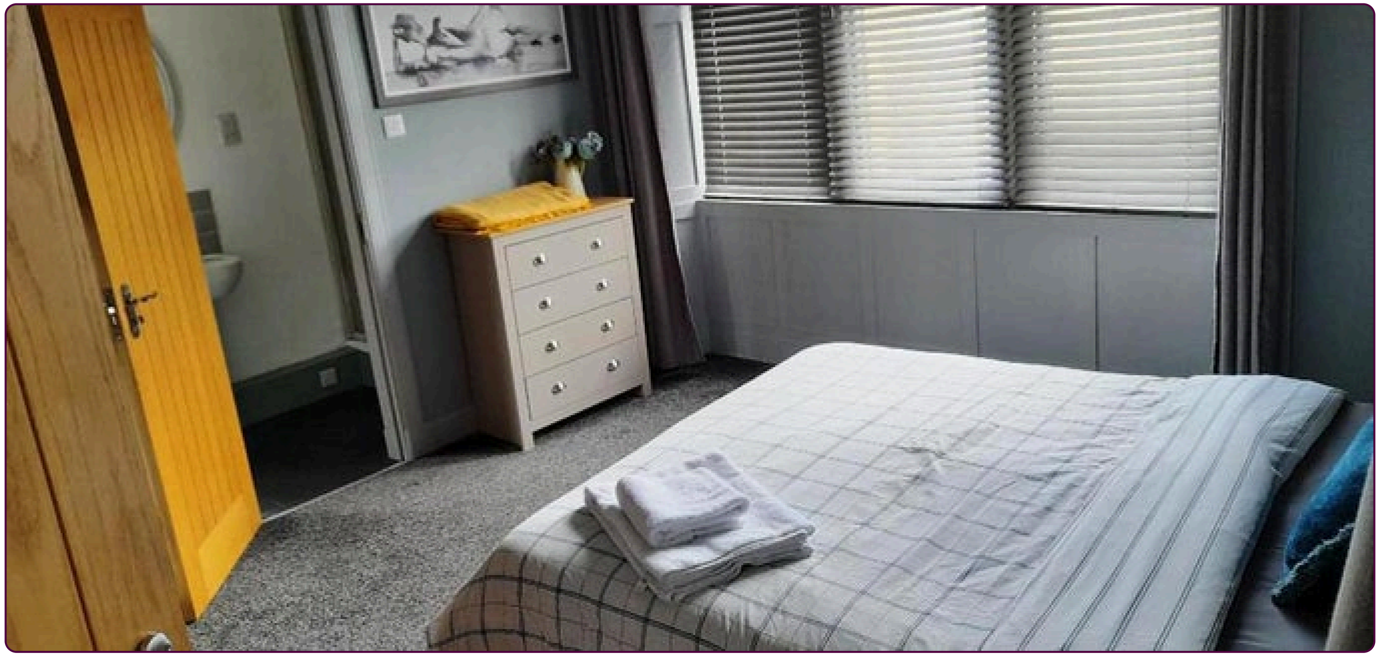
Premises License

BUSINESS RATES

The Rateable Value as at 1 April 2026 is split between the Pub & Self catering accommodation as follows:

Pub £22,500
Accommodation £6,400

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



DEBT & INSURANCE ADVISORY

FINANCE

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CONTACT

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E: enquiries@christiefinance.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

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CONDITIONS OF SALE

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