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# Border Hotel, Woodmarket

**Kelso, TD5 7AX**



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## Description:

This is a unique opportunity for the discerning purchaser/investor to acquire a substantial 'C' listed early 19th Century premises, formerly a hotel, positioned within a prime town centre location. The property is priced to allow for the need of extensive upgrading, improvement and reconfiguration, but there are a number of possibilities for alteration, subject to all necessary planning consents. Whilst challenging, this is undoubtedly a one off opportunity to restore this period property to its former glory and at the same time bring it up to acceptable modern day standards.

The accommodation lies over five levels, including what was owner's accommodation in the basement, plus a kitchen, store room, residents lounge and dining room. In addition there are 11 bedrooms, 2 at first floor, 4 at 2nd floor and 5 at top floor level. Several of these bedrooms are extremely spacious doubles, all looking to the front; with 3 out of the four singles set to the rear.

## Situation:

Kelso is one of the most attractive towns in the Scottish Borders, situated at the confluence of the Rivers Tweed and Teviot with its focal point being the Flemish style Town Square, which lies just a few meters from the premises. The town attracts a wide range of day trip visitors and holiday makers alike as it has so much on hand, not only for a short visit but longer term it is ideally placed as a base from where to explore the beautiful Scottish Borders.

Just some of the many attractions include a busy calendar of events at Springwood Park as well as National Hunt Racing at the Kelso race course, which is one of only five in Scotland. The town has a great mix of quality specialist shops as well as major retailers, with further recreational facilities including curling at the Ice Rink, golf (including the magnificent Roxburghe championship course), swimming, rugby, tennis, cricket, bowls and of course fishing on the world famous River Tweed.

Kelso is within easy reach of all other parts of the Borders and lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed, with its main line Railway Station, and 70 miles north of Newcastle-Upon-Tyne. The recently reinstated Waverly Line, from Tweedbank to Edinburgh, offers another travel option, with Tweedbank being in under a 30 minute drive from Kelso.

## Services:

Mains water, drainage, gas and electricity.

## Viewing:

Strictly by appointment with the sole selling agents, Bannerman Burke Taits, 10 The Square, Kelso Telephone 01573 224311.

## Entry:

By negotiation.

## EPC Rating G

Rateable Value £1675

## Offers:

These particulars, whilst carefully prepared, are not warranted and do not form part of any contract. All measurements are approximate and are not warranted. No warranties are given by the seller or the selling Agents as regards the condition of the property, as regards any works which may have been carried out upon the property and as regards any Notices or proposals which may currently affect the property. Any purchaser shall require to carry out his own investigations in respect of all such matters.

Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. Solicitors submitting offers are requested to use the Scottish Standard Clauses (Edition 2) (15th March 2016). Successful offers received not using the Standard Clauses may be responded to by deletion of the non-standard Clauses and replaced with the Scottish Standard Clauses (Edition 2) (15th March 2016). The sellers do not bind themselves to accept the highest or any offer which may be received for the property. If the property is being advertised at a fixed price, potential purchasers and their Agents should be aware that the date of entry will be regarded as a material condition when considering any offer received. If an offer is submitted at the fixed price but is subject to survey or subject to any other suspensive condition, the offer will only be considered once any such condition has been removed and, pending such removal, the property shall remain on the market for sale and we shall continue to invite offers for the property at the fixed price.



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