



Copshaw Kitchen 4 North Hermitage Street Newcastleton TD9  
ORB

In Region Of £250000

## **Copshaw Kitchen 4 North Hermitage Street Newcastleton TD9 0RB**

Very rare opportunity to purchase a very well established and popular, coffee shop/restaurant in the lovely Borders village of Newcastleton.

Situated on the main street, adjacent to the local Spar Store and across the road from the butchers, it has long been a favourite destination of locals and visitors alike, with a very regular and loyal customer base.

A good range of local services can be found in the village and a greater range of services can be located in the town of Langholm around 12 miles away or in Hawick around 20 miles away. There is a very busy caravan park in the village and a holiday village on the outskirts as well as a very popular mountain bike trail.

The restaurant itself is fully licensed and can cater for up to 50 covers at one sitting. The current owners have developed the business over the last 10 years, but there is still scope to develop further.

They currently open Weds 10am -5pm and Thursday -Sunday 10am -8pm. The business has an excellent turnover/profit and accounts shall be made available to genuine interested parties.

The sales price shall include all fixtures and fittings. An original solid fuel range fire, in the restaurant is one of the many original features.

The premises have a lovely enclosed beer garden to the rear and a large car park.

There is a 4 bedroom flat above the premises, which has its own private entrance and can also be accessed via the restaurant.

A ready made business opportunity with private accommodation, would suit a couple or family. The new owners could decide themselves what hours to work and determine the future direction of the business.

Must be viewed to fully appreciate.

## **What we like about this property**



Lifestyle opportunity, House & Profitable Business, Village Life,  
Development Potential





EPC Rating: G

Rateable Value: £5300

**Viewing:**

Strictly Via Jim Hay , 100% accompanied.

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