

## Caddon View.

14 Pirn Road, Innerleithen, Peeblesshire, EH44 6HH, Scotland.



- . Delightful 4 star guest house with restaurant and 8 letting bedrooms
- . Most impressive property surrounded by mature gardens
- . Located in the picturesque borders town of Innerleithen
- . Comprehensively upgraded throughout and furnished to a beautiful standard
- . Price also includes Caddon Lodge a modern detached private house
- . Healthy turnover producing a strong adjusted net profit figure
- . Suit couple or family operators

Freehold

£745,000 Offers over

Located in the borders town of Innerleithen, Caddon View guest house is a handsome Victorian sand stone property that nestles peacefully within beautifully manicured mature gardens. The picturesque town of Innerleithen is situated around 28 miles south of Edinburgh and is surrounded by beautiful country side plus many popular towns such as Peebles, Galashiels & Selkirk. Innerleithen which sits within the Tweed Valley is a perfect location for the outdoor enthusiast with world class mountain biking, golf, walking, shooting and fishing, all around the area which leads to an extended season for visitors. The town which is famous for its connection to the wool & Cashmere industries also has a good mix of local shops, schools and nurseries. The award winning Caddon View guest house & restaurant which is rated as 4 Star through Visit Scotland has been owned and operated by our clients since April 2007 over which time they built up an excellent reputation as one of the area's finest guest houses. With a strong focus on quality of service and hospitality coupled with close attention being paid to detail, the guest house has benefitted greatly by a healthy amount of repeat business with many guests returning year on year. This attention to detail & focus on quality has also resulted in Caddon View being awarded various accolades over recent years such as winner - Guest House of the Year 2009, winner - Real & Local Food Gold Medal 2010, winner - Hospitality Gold Award 2011 & winner - Taste Award 2011 and is also in the Michelin Guide. The property itself is a most impressive detached villa that benefits from being very well maintained and sympathetically refurbished over recent years. Retaining many of the fine original features such as the original cornice, ceiling roses, elegant staircase and fine natural stripped woodwork, Caddon View truly is a most impressive property. Also included in the asking price is Caddon Lodge, a modern detached property constructed in 2002 which is housed over ground and first floor and offers spacious private accommodation for our clients. Caddon Lodge could also be considered as a self-catering option. The business and property is now being offered for sale due to our clients wish to run a larger operation.

#### The Property.

Caddon View is a most wonderful detached period property that has benefited from being lovingly maintained, refurbished and extended over the years. The former Doctors surgery is situated on a corner position at number 14 Pim Road and boasts magnificent mature gardens that surround the property. The property consist of: Entrance Hall, Hall, Dining Room,



Drawing Room, Inner Hall, 8 en-suite Bedrooms, Rear Hall, Family Room, Conservatory, Kitchen breakfast room, kitchen prep room, Utility Room, Laundry Room, W.C. & Cellar. Various storage areas are available throughout the property. Car parking is available to the side and rear of the property. **Private accommodation** Caddon Lodge is a modern detached property which consists of: Entrance Hall, Store Room, open plan Lounge and Kitchen, Bathroom plus three Bedrooms – one en-suite- and a ground floor WC. Private garden with seating area.

#### Letting Rooms.

Caddon View has 8 luxurious letting rooms, all of which are beautifully presented and offer remote control flat screen colour television with Freeview (all double and twin rooms have DVD players), radio, alarm clock, plenty of wardrobe space, hair dryer, tea and coffee making facilities and en- suite shower/bathrooms (with the exception of the twin room, which has its own private bathroom just a few steps away). Superior rooms are larger than standard double rooms. The room split is as follows: 4 superior en-suite double (king-size) rooms - Leithen, Moorfoot, Yarrow and Traquair, 2 standard en-suite double rooms - Tweed and Ettrick, 1 standard twin room with its own private bathroom – Glentress & 1 en-suite single room - St Ronan's.

#### The Business.

We are advised that trading accounts for year end 2010 will show a turnover figure in excess of £109,000 with a reconstructed net profit figure of £55,000. Accounts will only be made available to interested parties after viewing the business.

#### Fixtures and Fittings.

A full inventory will be completed to detail all personal items excluded from the sale.

#### Price.

Offers over £745,000 are invited for the freehold property, complete with goodwill and trade contents but excluding personal items. Stock at valuation.

#### Viewing.

For reasons of confidentiality, no direct approach may be made to the business. All viewings must be arranged through Scottish Business Centre Edinburgh office, **0131 535 1131**. **Offers** All offers should be submitted directly to Scottish Business Centre.



Disclaimer: Whilst Scottish Business Centre endeavours to make these particulars as accurate as possible; they do not form any part of any contract or offer nor are they guaranteed. These particulars are provided only as a general outline of the property referred to. Applicants should make their own enquires and inspection of the property to satisfy themselves as to the accuracy or Otherwise of the information given. These details were believed to be correct at the time of publication but their accuracy is not guaranteed. Scottish Business Centre.