



THE SWAN, HIGH STREET, EARLSTON, SCOTTISH BORDERS, TD4 6DE

GUIDE PRICE— £115,000 Freehold

REF. 968

# THE SWAN, HIGH STREET, EARLSTON, SCOTTISH BORDERS, TD4 6DE

- Attractive Village Pub
- Wet Sales Only
- Food Potential
- Easily Ran
- Profitable Business

## SITUATION

Earlston is an attractive village situated in the Scottish Borders, on the A68 Around 33 Miles south of Edinburgh.

The Swan is in the heart of the village facing on to a public car parking area and village green. [Click for google map of location.](#)

## THE BUSINESS

The business revolves around the local community, the bar has its own pool, darts and football team and is a place where locals meet and socialise.

There is no kitchen at present therefore the business is based on wet sales only, however an unused room (requiring complete renovation) has been identified as one of two areas that would be suitable for conversion into a commercial kitchen (the other involves re arrangement of the cellar area).

Two busy roads run through Earlston and it is therefore considered that if the business also offered food turnovers and profits could be significantly increased by attracting trade from both locals and many people visiting or passing through the village.

New owners will have the opportunity of continuing to run the business in its current form or exploit various food options to incorporate a restaurant, bistro or cafe into the business.

## THE PROPERTY

The Swan is on the ground floor plus a beer cellar.

There are two adjacent public areas serviced by the same bar counter thereby making the bar simple to operate. The attractive decor, furnishings and an open fire create a cosy welcoming atmosphere. As there are already two distinct areas utilising one as a food area would be easily arranged. Each area has its own entrance from the outside and are openly linked inside.



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## SERVICE AREAS

Extensive stores and cellarage, ladies & gents washroom facilities.

## TENURE

Freehold.

## OWNERS ACCOMMODATION

This is a lock up pub with no owners or managers accommodation. However plans to convert part of the property into a two bedroom flat have been considered in the past.

## VIEWING

Strictly by appointment via the sole selling agents Cornerstone Business Agents. Phone 0131 445 7222 or email [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk).

## IMPORTANT NOTE

Prospective purchasers considering creating a kitchen or forming residential accommodation should be aware that planning and other local authority consents will be required before this type of work is carried out on the property.

## OFFERS

All offers couched in Scottish legal terms should be submitted to the sole selling agents.

## TRADING FIGURES

Accounts and trading information can be made available to interested purchasers.

[Please click here for more trading information.](#)

## SERVICES

We are advised that all mains services are connected.

## PRICE

The asking price is £115,000 to represent the heritable property, goodwill of the business, fixtures and fittings.

Cornerstone Business Agents

The Walled Garden, Bush Estate, Midlothian, EH26 0SD

Phone 0131 445 7222 Fax 0131 445 4300

E mail [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk)

## FINANCE

Cornerstone Business Agents have access to a range of funding options to assist in the purchase of licensed businesses. Call 0131 445 7222 for further information.

[www.cornerstoneba.co.uk](http://www.cornerstoneba.co.uk)

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**CORNERSTONE**  
Business Agents



## IMPORTANT NOTES RE. THIS BUSINESS

### Sales Particulars & Web Listings

Please note any information contained in sales particulars or web listings for businesses being marketed by Cornerstone Business Agents is intended for general guidance only and should not be taken as statements of fact.

Prospective purchasers should always seek independent professional advice before committing to purchasing a business.

### Viewing Appointments

Whilst it is a good idea to visit a business that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, owners or customers of the business.

Many businesses are being marketed confidentially and the staff and locals may not know that the business is on the market, therefore a casual approach can adversely affect the business.

Formal viewing appointments should always be made via Cornerstone Business Agents by calling 0131 445 7222 or completing our [viewing request form](#).

If you wish to cancel an appointment or will be delayed please inform Cornerstone as soon as possible. During out of office hours please call the business direct - however only speak to the person to whom your appointment is with.

Please drop us an email at [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk) or give us a call on 0131 445 7222 after you have viewed to let us have your thoughts and feedback on the business you have viewed.

### Trading Figures & Accounts

As sales particulars are readily available to be downloaded from the internet it is rare that confidential trading figures are included in sales particulars. For reasons of confidentiality accounts are in most cases only available after a formal viewing. We understand that this can cause problems as it is pointless viewing a business that is not affordable. We therefore suggest that you call Cornerstone and ask for the agent handling the sale who will give guidance on trading levels and profitability before you view.

### Business Finance

There are a wide range of funding options available to assist with a business purchase. Cornerstone work with a wide range of lenders and commercial finance brokers to ensure that purchasers of our clients' businesses obtain the most advantageous funding facilities available. Please contact us if you would like to discuss business finance options with one of our independent specialists.

We strongly advise that business purchasers discuss funding criteria with a specialist broker at an early stage. Discussing funding criteria with a single lender is unlikely to result in the best funding solution being found. Please call 0131 445 7222 to speak to one of our finance specialists.

### Legal Aspects of Buying a Business in Scotland

You will need to instruct a Scottish solicitor to act on your behalf when buying a business in Scotland. Scottish law differs from English law. It is important to instruct a solicitor who is experienced in buying the type of business you are considering.

Cornerstone offer a list of solicitors that we can recommend. Please drop us an email to [info@cornerstoneba.co.uk](mailto:info@cornerstoneba.co.uk) for more information.