



# SCOTT'S of KELSO

BISTRO . DELI . BUTCHERS



McEwan Fraser Legal is delighted to present to the market 'Scott's of Kelso' a well-known and popular butcher, delicatessen and bistro situated in the heart of the Scottish market town of Kelso.

The profitable business was established in 2017 and has developed and expanded very quickly currently offering the new owner a popular butcher business which stocks and supplies an amazing range of meats which are locally sourced from Border farmers.

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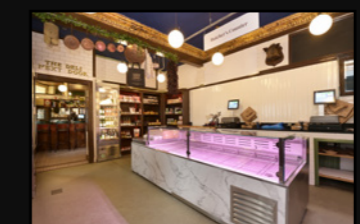




*the*  
**Deli**



The in-house butchers supply the delicatessen with freshly made pies, sausage rolls and continental meats for the famous charcuterie. The deli also offers a wide range of cheeses and everything else you would expect to find in a modern delicatessen. In addition to the butchers and deli 'Scott's of Kelso' also operates a French-style licenced bistro with seasonal menus, offering an exquisite range of wines and giving the people of Kelso a fresh and exciting dining experience.





The business operates from 40- 44 Bridge Street under a leasehold basis, the 19 years remaining on the FRI lease is also included in the asking price and the rent is currently set at £15,000 PA. The business currently operates Monday - Saturday 7.30am - 5.30pm and is supported by permanent and reliable staff. There is the option to extend the opening hours into the evening.

Overall, Scotts of Kelso offers a rare opportunity to purchase a thriving business in a prime location with a loyal client base.







*the*  
**BISTRO**







*the*  
**KITCHEN & BUTCHER**







*the*  
**FLOOR PLAN**



## SCOTT'S of KELSO

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**Services:** Mains water, electricity and drainage.

**Tenure:** Leasehold

**Website:** [www.scottsofkelso.com](http://www.scottsofkelso.com)

**Accounts and Lease:** This will be made available following a formal viewing or note of interest by your solicitor.



Kelso is a pretty town located in the Scottish Borders, situated at the confluence of the Rivers Tweed and Teviot with its focal point being the Flemishstyle Town Square.

A popular town with excellent facilities, including National Hunt Racing, Curling, Golf, Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Kelso lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed. The Waverley rail link from Edinburgh to Tweedbank is accessible in around 30 minutes from Kelso.



*the*  
**LOCATION**





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