FOR SALE

Restaurant + Public House

GRAHAM SIBBALD



Carters Rest

Abbey Place, Jedburgh, TD8 6BE

Offers in the region of £450,000 - Freehold

Find out more at **www.g-s.co.uk**

- **Great opportunity for a hands on operator**
- **Historic town centre location next to the Abbey**
- **Great Potential**
- **2 restaurant areas, public bar, function room and beer garden**
- **Popular tourist destination**



INTRODUCTION

Carters Rest Restaurant and Public House is located in a great central location in the historic burgh of Jedburgh. Jedburgh a borders town, is located around 10 miles from the border of England and app 50 south of Edinburgh. Jedburgh and the surrounding towns and area are famous for their historic sites and are an extremely popular tourist destination.

Carters Rest is a popular eating outlet for both locals and tourists. The business has been run by the same operators for around 20 years and they now wish to pursue other interests.

We feel this operation would suit a hands on operator looking to take the business to a new level.

THE PROPERTY

The property is a traditional stand alone building set over 2 / 3 levels. The ground floor offers restaurant and public bar with additional restaurant area on a raised upper floor.

The lower ground offers a function room and large kitchen. A beer garden is located to the rear of the building.






SPECIALS


NOW YOU'RE TALKING

TRADE
The business is presentlty run by the owner, who wishes to pursue other interests. Figures can be made available, and the owner will be happy to discuss turnover and staff at the time of a formal viewing.

STAFF
TUPE regulations will apply to all members of staff

LICENCE
The Premises is Licenced under the Licensing (Scotland) Act 2005

SERVICES
Mains electricty, gas and water

ENERGY PERFORMANCE CERTIFICATE
The Energy Performance Certificate will be available on request.

RATEABLE VALUE
Carters Rest Rateable Value £15,100 (effective 1st April 2026)

TENURE
The Heritable (Scottish equivalent of Freehold) interest of the property is being sold.

EXCLUSIONS
Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.





FINANCE & BUSINESS MORTAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

ANTI-MONEY LAUNDERING (AML)

Under HMRC and RICS regulations and the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.
















Gordon
Hume
Lambden
Eccles
Fans
Humehall
Legars
Earlston
Mellerstain House
Stichill
Nenthorn
Ednam
Redpath
Smailholm
Hendersyde Park
Smailholm Tower
KELSO
Sprouston
Bemersyde
Clintmains
Makerstoun
Maxwellheugh
Trows
Newtown
St Boswells
Dryburgh Abbey
St Boswells
Roxburgh
Heiton
Blakelaw
Rutherford
Bowden
Maxton
Charlesfield
Bowmont Forest
Longnewton
Fairnington
Peniel Heugh
Crookhouse
New Belses
Nisbet
Eckford
Ancrum
Morebattle
Old Belses
Greenhouse
Crailing
St Cuthbert's Way
Castle Cessford
Bonjedward
Chesters
Lanton
Crailinghall
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Minto
JEDBURGH
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Fernichirst Castle
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Denholm
Oxnam
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Tranent
Gifford
EAST LOTHIAN
Dalkeith
Grantshous
Loanhead
MIDLOTHIAN
Gorebridge
Lammermuir Hills
Penicuik
Oxton
Duns
Romannobridge
TWEED VALLEY
Lauder
Greenla
Coldstrea
Peebles
Galashiels
Melrose
Kelso
Innerleithen
R Tweed
Upper weeddale
Selkirk
Yarrow
Eildon & Leaderfoot
St Mary's Loch
SCOTTISH BORDERS
Jedburgh
R Teviot
Hawick
Denholm
25 km
50 km
© Crown

PRICE

Offers in the region of £450,000 are being sought for the heritable **freehold interest** in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, which is being sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry.

VIEWING ARRANGEMENTS

Strictly by appointment only to be made through Graham + Sibbald No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the addresses below:

To arrange a viewing please contact:

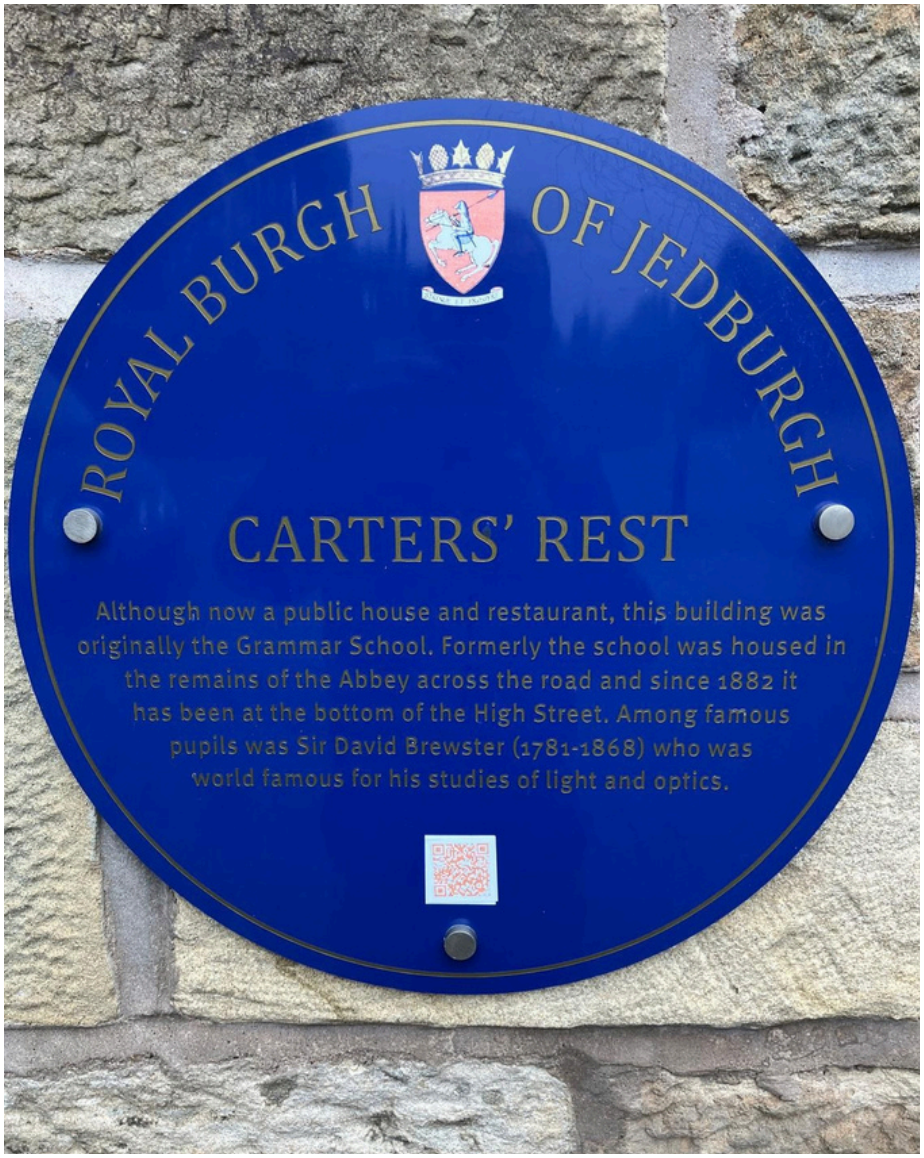
Graham + Sibbald
233 St. Vincent Street Glasgow G2 5QY



MAX WALLACE
Graduate Surveyor - Hotel + Leisure
Max.wallace@g-s.co.uk
07881 244 790



MARTIN SUTHERLAND
Licensed Trade & Business Agent - Hotel + Leisure
Martin.sutherland@g-s.co.uk
07768 704 203



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

Date published: **October 2026**

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