FOR SALE

Charming 11-Bedroom Boutique Hotel in Turnkey Condition

GRAHAM SIBBALD

The Townhouse Hotel

Market Square, Melrose, TD6 9PQ

Offers Over £995,000 - Freehold

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

- **Charming 11-bedroom boutique hotel in turnkey condition**
- **Prominent plot in the highly popular tourist destination of melrose**
- **Seamlessly blends Scottish traditional features with modern commodities**
- **Characterful property with a stelar reputation in the Scottish Borders**
- **Outstanding lifestyle business in market town with links to Edinburgh**

INTRODUCTION

The Townhouse is nestled in the heart of the historic town of Melrose, offering a well-established boutique hotel with an exceptional lifestyle business opportunity. Set against the breathtaking backdrop of the Scottish Borders, this prime location appeals to tourists, business travellers, and locals seeking high-quality accommodation and dining.

Each of the 11 en-suite bedrooms has been thoughtfully modernised, blending classic Scottish charm with contemporary hospitality comforts. Positioned prominently on the High Street, the property benefits from steady foot traffic in this bustling affluent market town. Just 40 miles south of Edinburgh, Melrose enjoys year-round activity from both residents and visitors. This outstanding hotel boasts elegantly presented accommodation, seamlessly combining traditional Scottish features with modern amenities for an unforgettable guest experience. The exterior is impeccably maintained, with a charming and inviting entrance, while the interior harmonises rustic elements with contemporary design to create a warm yet sophisticated ambiance.

From a business standpoint, The Townhouse presents an excellent opportunity to manage a thriving lifestyle business in Melrose's bustling tourism scene. The Townhouse is a well-established business having been privately owned for 21 years and is consistently No 1 rated on Tripadvisor for Hotels in Melrose. With a strong reputation and a loyal customer base, it consistently attracts visitors and corporate guests throughout the year, its attention to details and distinctive charm make it a sought-after destination for a diverce range of guests.

Melrose is a vibrant tourist destination in the Scottish Borders, renowned for its rich history, stunning scenery, and welcoming atmosphere. The town attracts visitors year-round, drawn by its historic landmarks such as the magnificent Melrose Abbey, the final resting place of Robert the Bruce's heart.

Outdoor enthusiasts explore the surrounding countryside, offering excellent walking, cycling, and fishing opportunities in the River Tweed. Melrose sits at the start of the St Cuthbert's Way and sits nestled at the foot of the Eildon Hills.

The Town also hosts popular events like the annual Borders Book Fetsival and the historic Melrose Sevens rugby tournament, further boosting tourism. With its charming High Street, boutique shops and quaint properties, Melrose provides a perfect blend of heritage, culture, and natural beauty. Abbotsford, the renowned home of Sir Walter Scott, is lcoated nearby. The hotel benefits from excellent transport links, with the Borders Railway Station just five-minute drive away, providing easy access to Edinburgh.

Business is driven by a local customer base, a strong tourism market, and substantial local support. Border Crematorium, located five minutes from the hotel, generates a steady demand for funeral-realted stays or gatherings.

ACCOMMODATION SUMMARY

Letting Accommodation

8 Letting Lodges each comprises:

- 4 x Deluxe Superior Rooms (2 of which can be Family Rooms)
- 7 x Double/Twins

Public Accommodation

- Bar Bistro
- Restaurant
- Function Suite for up to 70 people
- Outdoor decked seating area with tables at the rear of the hotel
- Small Bothy with seating which can be heated for outdoor drinks

Service Areas

- Commercial Kitchen
- Prep Dishwash Area
- Stores
- Laundry & Boiler Room
- Beer & Spirit Stores

TRADE

The turnover of the business for Y/E March 2024 was £827,877. Further information for the business will be shown to seriously interested parties following a formal viewing.

STAFF

TUPE regulations will apply to all members of staff

LICENCE

The premises is Licensed under the Licensing (Scotland) Act 2005

SERVICES

Mains Electric, gas, water, and sewage are all connected to the property

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is G

RATEABLE VALUE/COUNCIL TAX

Townhouse Hotel — Rateable Value - £54,500 (Effective 1st April 2026)
Residential - £3,650 (01/04/2026)
Non-residential - £54,500 (01/04/2026)

WEBSITE/RATINGS

https://www.thetownhousemelrose.co.uk
Booking.com - 9.1 Superb
TripAdvisor - 4.6 - #1 of 7 Hotels in Melrose
Trivago - 9.6 Excellent

TENURE

Heritable (Freehold Equivalen) Interest of the Hotel.

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.

EXCLUSIONS

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

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.

The TownHouse

MELROSE
Annay Road
B6361
Dingleton Road
B6359
Dingleton Mains Farmhouse
Eildon Hill
© Crown Copyright and d

Stirling
GLASGOW
Paisley
EDINBURGH
Kirkcaldy
East Kilbride
Kilmarnock
Hamilton
Motherwell
Airdrie
Livingston
Dunfermline
Cumbernauld
Falkirk
Dumbarton
Alexandria
Milngavie
Peebles
Galashiels
Lauder
Selkirk
Jedburgh
Kelso
Berwick-upon-Tweed
Coldstream
Duns
Eyemouth
Dunbar
North Berwick
Haddington
East Linton
Musselburgh
Dalkeith
Penicuik
Loanhead
Tranent
Leven
Buckhaven
Cowdenbeath
Dollar
Alva
Alloa
Thornhill
Drymen
Balfron
Strathblane
Kilsyth
Denny
Grangemouth
Bo'ness
Rosyth
Forth Crossing
Kinghorn
Burntisland
Gullane
Aberlady
Whitekirk
Gifford
Gorebridge
Currie
Bathgate
Linlithgow
Armadale
Whitburn
Carluke
Lanark
Strathaven
Stewarton
Barrhead
Johnstone
Lochwinnoch
Kilmacolm
Beith
Galston
Douglas
Muirkirk
Mauchline
Tarbolton
Troon
Biggar
Carnwath
West Linton
Romannobridge
Innerleithen
Yarrow
Oxton
Lammermuir Hills
Isle of May
FIRTH OF FORTH
EAST LOTHIAN
MIDLOTHIAN
WEST LOTHIAN
SOUTH LANARKSHIRE
TWEED VALLEY
Upper Tweeddale
Eildon & Leaderfoot
SCOTTISH
Loch Lomond
WEST DUNBARTONSHIRE
EAST DUNBARTONSHIRE
FALKIRK
R Forth
R Clyde
R Tweed
St Mary's Loch
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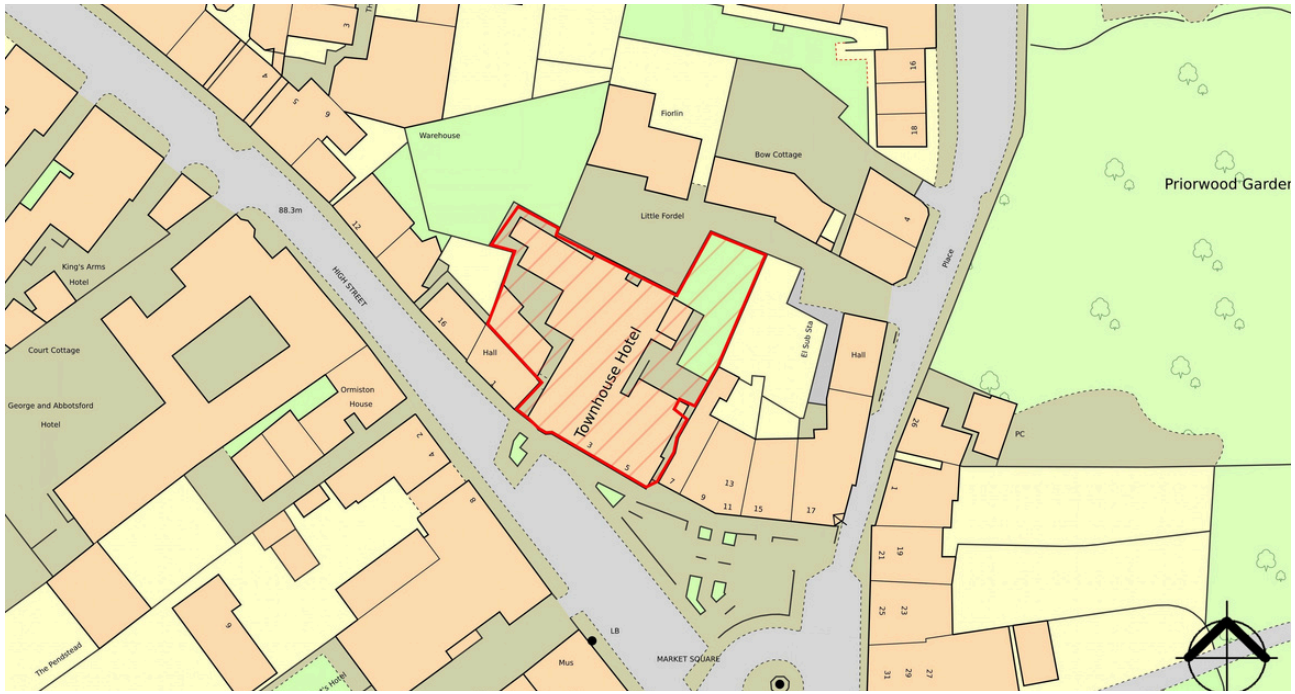
Townhouse Hotel
Priorwood Garden
HIGH STREET
MARKET SQUARE
Warehouse
Fiorlin
Bow Cottage
Little Fordel
King's Arms Hotel
Court Cottage
George and Abbotsford Hotel
Ormiston House
Hall
The Pendstead
LB
Mus
PC
88.3m

PRICE

Offers over £995,000 are Invited 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:

Graham + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB

To arrange a viewing please contact:

KATIE TAIT
Associate - Hotel + Leisure
Katie.tait@g-s.co.uk
07500 423 941

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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