

# CROSS KEYS

24 NORTHGATE · PEEBLES · EH45 8RS

**FREEHOLD**  
**PUBLIC HOUSE IN PRIME TOWN**  
**CENTRE LOCATION**



**CBRE**

savills



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- **Heritable (freehold)**
- **Attractive grade B listed building**
- **Two substantial external trading areas**
- **7 hotel bedrooms**
- **Fully refitted to a high standard in 2014**
- **Site area approx. 0.305 acres**

## LOCATION

Peebles is an attractive market town located in the Scottish Borders, approximately 24 miles south of Edinburgh and 19 miles west of Galashiels. The town is a busy commuter town with good bus links to Edinburgh.

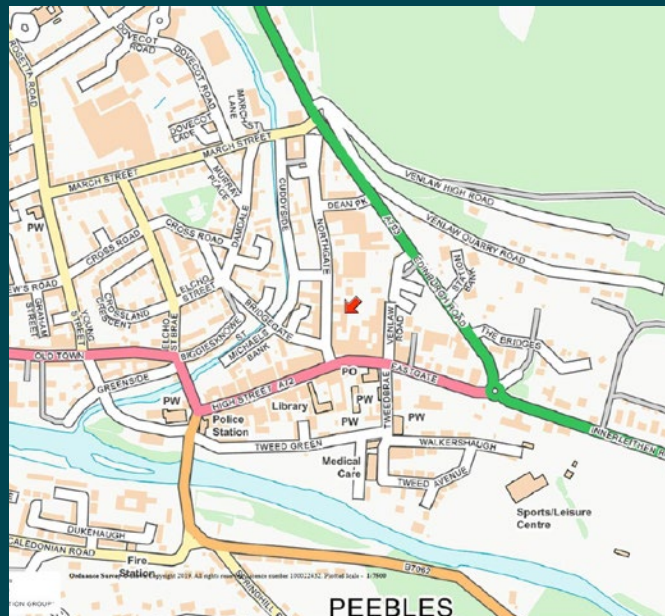
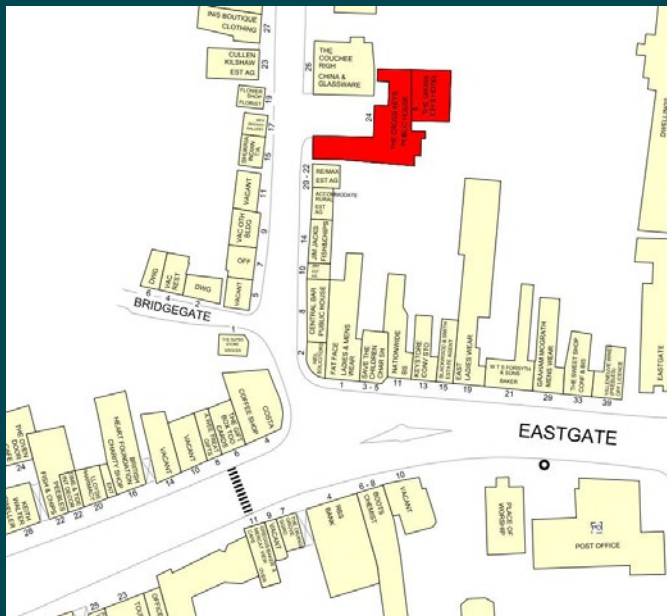
The Cross Keys is located within the town centre, just off High Street and on the eastern side of Northgate. The surrounding area is primarily in retail use with surrounding occupiers including Sainsbury's, Remax, Costa and a variety of local traders.

## DESCRIPTION & ACCOMMODATION

The Cross Keys comprises an attractive three-storey end of terrace building which is Grade B listed and dates from the late 1600's. The property is of traditional stone construction under a multi pitched slate covered roof. To the front and rear are two large beer gardens.

Ground Floor - Trading accommodation with one sided bar servery and a variety of seating areas. Customer WC's are also provided at this level.

Upper Floors - The first floor provides a further customer area with secondary bar, the hotel reception area and 2 bedrooms. There is also a passenger lift which provides access to this level. Back of house areas include a cellar, kitchen, staff room and office. The second floor provides a further 5 bedrooms.



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## APPROXIMATE FLOOR AREAS - GIA

Floor	Description	Sq.m	Sq.ft
Ground	Trading & Ancillary	279	3,004
Basement	Ancillary	Not measured	Not measured
First	Ancillary	Not measured	Not measured
Second	Ancillary	Not measured	Not measured
Total		279	3,004

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

## TENURE

The property is held heritable.

## RATEABLE VALUE & EPC

2017 Rateable Value - £65,000

EPC - G-185.

## PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 00:00 am Sunday to Wednesday and 01.00 am Thursday to Saturday.



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## TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

## FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

## VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents CBRE and Savills. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients freehold interest.

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