

**FOR SALE**

Established 10-Bedroom Hotel in lovely Scottish Borders Village



**Wheatsheaf Hotel**

Main Street, Swinton, Duns, Scottish Borders, TD11 3JJ

Offers Over £595,000 - Freehold

Find out more at [www.g-s.co.uk](http://www.g-s.co.uk)



- **Established 10-Bedroom Hotel in lovely Scottish Borders Village**
- **Prominent Village Green Setting within Swinton**
- **Good Quality Letting Accommodation**
- **Characterful F&B Areas –large Beer Garden Terrace**
- **Consistent Good Level of Turnover**



## **INTRODUCTION**

The Wheatsheaf Hotel is set in the heart of the picturesque Scottish Borders village of Swinton, a Conservation Area, overlooking the village green. Close to Coldstream, Berwick-upon-Tweed and Kelso, the Wheatsheaf Hotel is readily accessible from both the A1 & A697 Edinburgh/Newcastle roads. The village is steeped with history dating back to the 11th century and with one of the world's most famous salmon rivers, River Tweed, situated nearby to the south.

This charming traditional property combines the warmth and charm of a classic Borders inn with quality accommodation and attractive food and beverage facilities. The hotel is well known as a destination for leisure travellers exploring the Scottish Borders, North Northumberland and visitors to Edinburgh, as well as for local dining and special occasions, benefiting from a loyal customer base and consistent trade.

The Wheatsheaf Hotel has 10 letting bedrooms arranged within the main hotel and annexe building. The hotel has a full range of food and beverage facilities, with lounge bar, restaurant, private dining and additional lounge / dining area. Outside, the hotel has spacious and attractive garden grounds with a beer terrace.

The availability of the Wheatsheaf Hotel provides a wonderful opportunity for an owner operator to acquire a charming hotel in a picturesque Scottish Borders village with established trade and scope to further develop the business.

## **THE PROPERTY**

The Wheatsheaf Hotel is a traditional two storey building with attic rooms that has been extended over the years. Accommodation is arranged over ground, first and attic levels.

## ACCOMMODATION SUMMARY

The accommodation can be summarised, briefly, as follows:-

### Public Areas

- Entrance Vestibule & Hall
- Reception Area
- Lounge Bar (18) with bar servery
- Main Restaurant/Dining (30)
- Private Dining (18)
- Additional Dining/Lounge (18)

### Letting Accommodation

10 Letting Bedrooms to sleep 26

#### Main Hotel

- 5 x Double
- 2 x Superior (double/twin)

#### Annexe

- 1 x Superior (double/twin with sofa bed)
- 1 x Executive (queen)
- 1 x Accessible

All bedrooms ensuite; a mix of shower only and bath with shower over.  
The accessible bedroom has a wet room only.

### Service Areas

- Commercial Kitchen
- Laundry
- Beer Cellar
- Office (in adjacent annexe building)

### Outside

Within its own grounds with outlook overlooking the "village green".  
Spacious raised garden to rear with attractive beer terrace.

### STAFF

TUPE regulations will be applicable to all staff, if any.







### **TRADE**

Accounts will be provided to genuinely interested parties, preferably after viewing of the property.

### **LICENCE**

Premises Licence under the Licensing (Scotland) Act 2005.

### **WEBSITE/RATING**

<https://eatdrinkstaywheatsheaf.com/>

TripAdvisor — 4.0 Good

Google Review — 4.6 / 5 Stars

Booking.com — 8.9 Fabulous

### **SERVICES**

Mains water, electricity and drainage. LPG gas. Oil fired boiler for heating and hot water.

### **ENERGY PERFORMANCE CERTIFICATE**

Wheatsheaf Hotel — EPC Rating — G

The EPC is available upon request.

### **RATEABLE VALUE**

Wheatsheaf Hotel - Rateable Value £24,750 (1<sup>st</sup> April 2026)

### **TENURE**

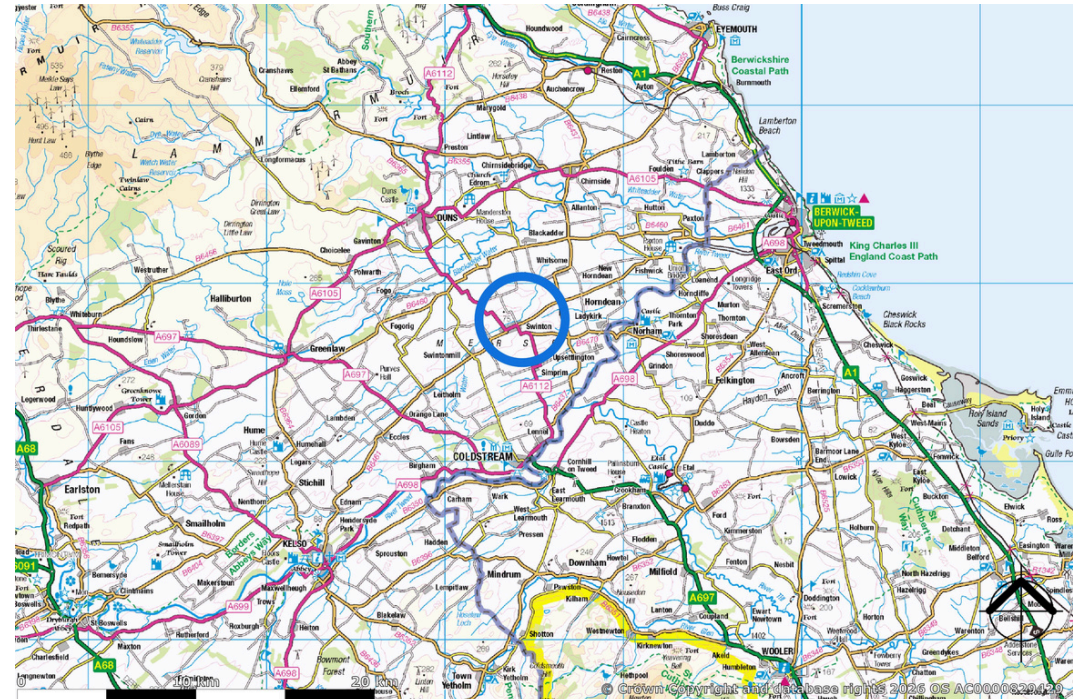
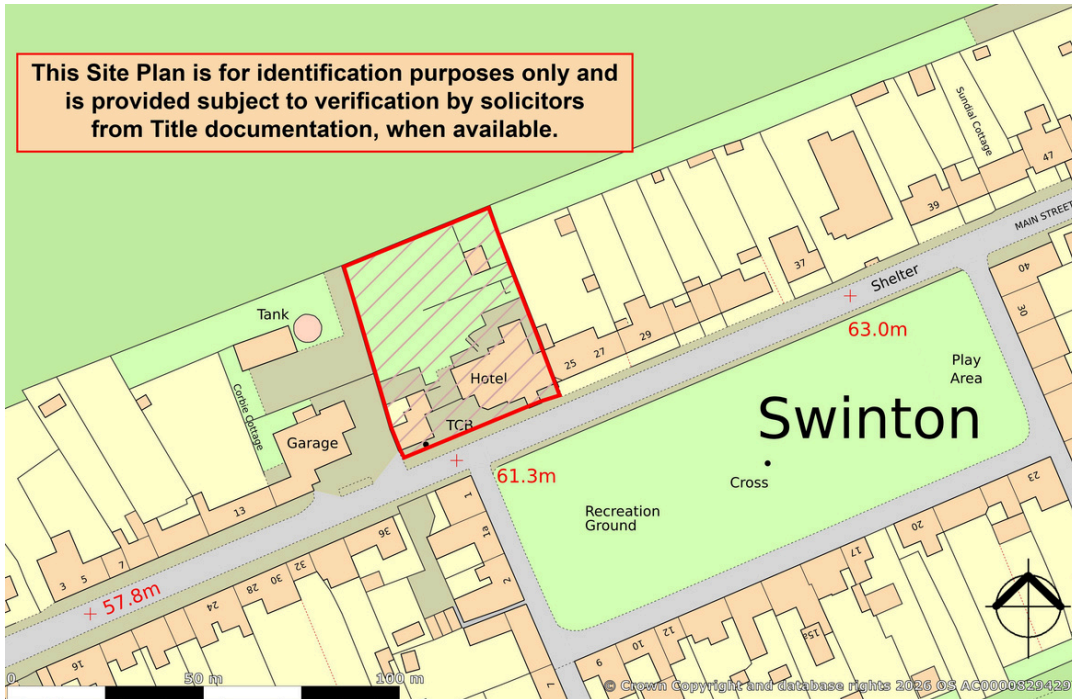
Heritable (Freehold) / Outright Ownership.

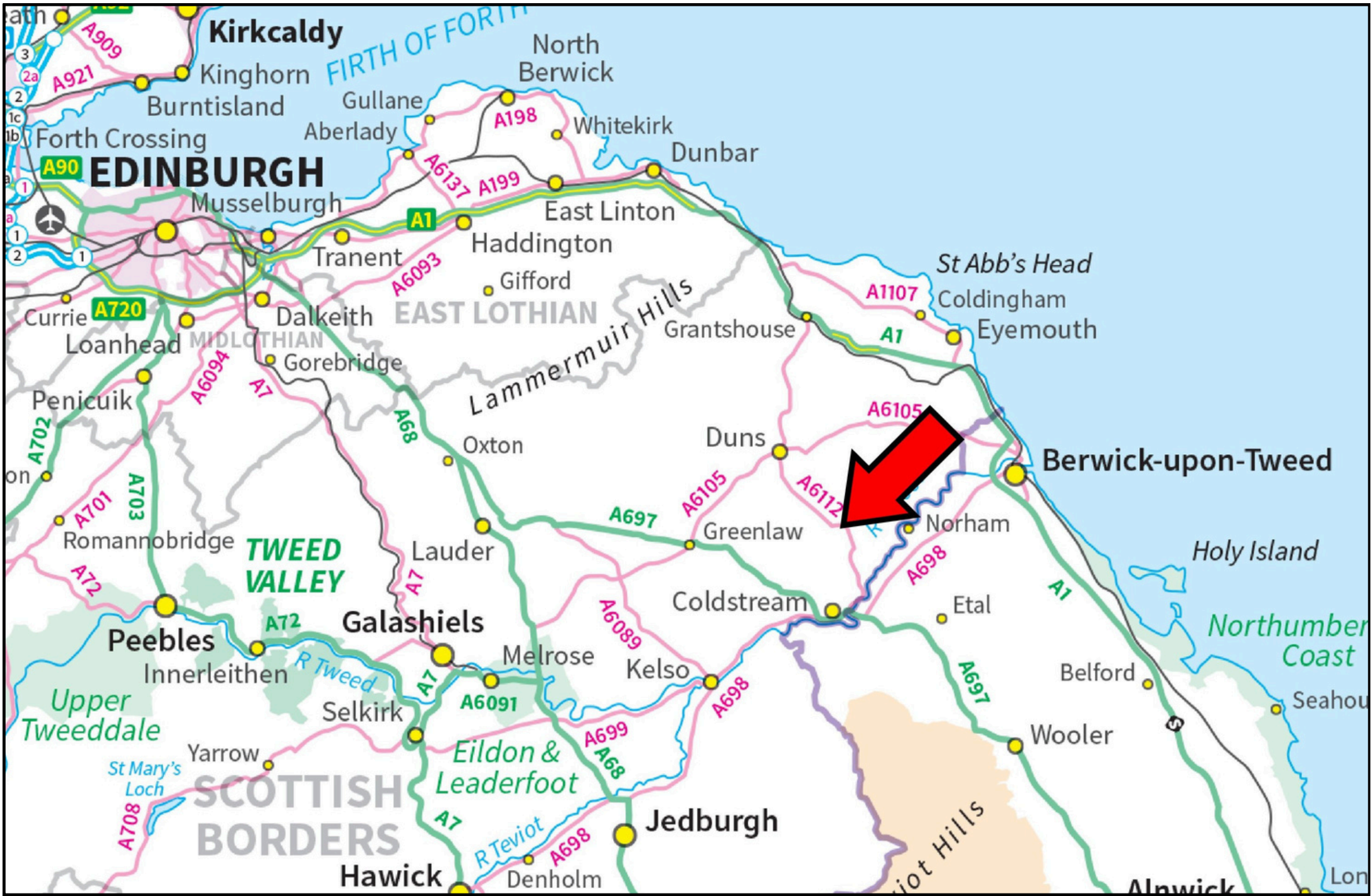
### **FINANCE/BUSINESS MORTGAGES**

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.









## ASKING PRICE

Offers Over £595,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

## 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.

## 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 address below:

Graham + Sibbald  
40 Torphichen Street  
Edinburgh, EH3 8JB



## To arrange a viewing please contact:



### ALISTAIR LETHAM

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### KATIE TAIT

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Date published: **MAY 2026**

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