



The First & Last, Upper Burnmouth, TD14 5SJ



Guide Price £495,000

- Public House & Restaurant
- Detached Guest Accommodation
- Roadside Visibility on the A1
- Approx. One Acre Plot
- 2 Bedroom Manager's Flat
- Ample Parking & Outside Space
- Investor or Hospitality Potential
- Development Potential (STPP)

 6

 5

 2

EPC

 N/A

Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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## The First & Last, Upper Burnmouth, TD14 5SJ

### LOCATION:

Upper Burnmouth, located just off the A1 near Eyemouth, is a prime spot for capturing passing trade in the hospitality sector. This scenic coastal village offers a convenient stop for travellers heading along the east coast, with its picturesque harbour, fresh seafood, and welcoming atmosphere. Its proximity to the main route makes it an ideal location for cafes, restaurants, and accommodation catering to both locals and visitors exploring the Scottish Borders. Upper Burnmouth presents a unique opportunity to attract tourists and commuters looking for quality refreshments and a relaxing break.

### DESCRIPTION:

An exceptional mixed-use development opportunity in Burnmouth, positioned adjacent to the A1 just north of the Scottish Border. This versatile site includes The First & Last Pub & Restaurant, which has only ceased trading recently, along with a two-bedroom manager's flat for convenient on-site accommodation. Additionally, there is a detached four-bedroom guest house all with en-suite shower rooms. The site spans to approximately one acre of land within the development plan, offering potential for commercial and/or residential development (subject to planning permission). A prime roadside location with multiple income streams, this property is ideal for investors, developers, or hospitality operators looking to expand.

### EXTERNALLY:

Just under 1 Acre of Land which could be further developed (Subject to Planning Permissions). The property has parking and garden space as well as a larger plot of land to the rear with separate access from the village.

### SERVICES:

Mains Electricity, Gas, Water & Drainage.



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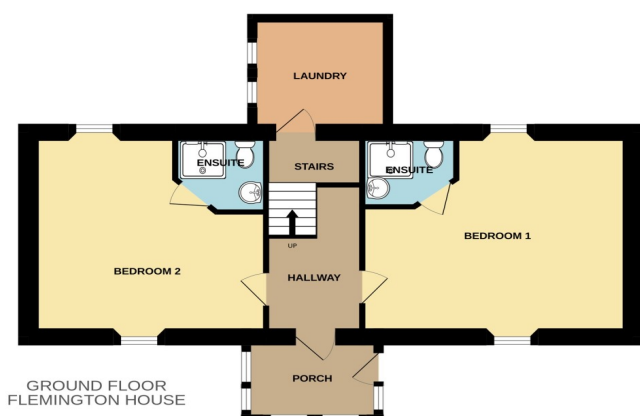
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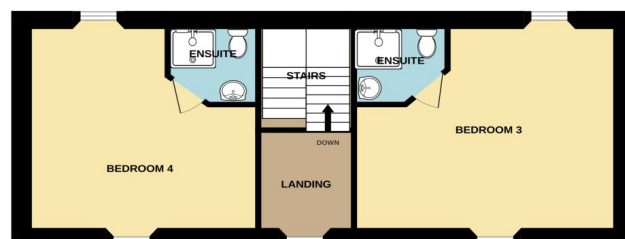
GROUND FLOOR  
PUBLIC HOUSE & RESTAURANT



CELLAR / LOWER GROUND  
FLOOR-MANAGER'S FLAT



GROUND FLOOR  
FLEMINGTON HOUSE



1ST FLOOR  
FLEMINGTON HOUSE

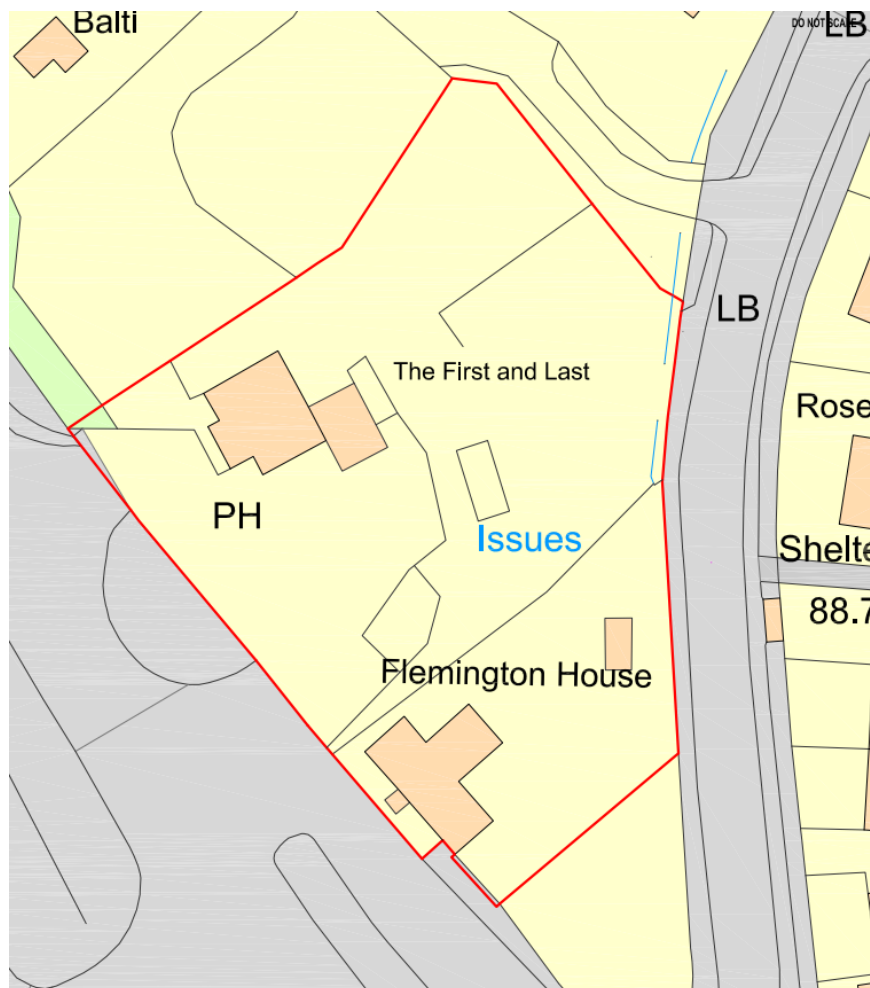
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## FLOOR PLAN:



## ACCOMMODATION:

- The First & Last Public House (Approx. 160m<sup>2</sup>)
- Flemington Guest House (Approx. 112m<sup>2</sup>)
- Manager's Accommodation (Approx. 63m<sup>2</sup>)
- Site (Approx. 1 Acre)

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#### IMPORTANT INFORMATION:

By mutual arrangement. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.



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