

**Hawick**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Exchange Bar

1 Silver Street, Hawick, TD9 0AD

**OIRO: £180,000**



A fantastic opportunity has arisen to purchase an established, self-contained public house with a successful trading history and longstanding clientele. The business currently employs two full time and three part time staff members and would be the perfect investment for those with an interest in the hospitality industry.



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A fantastic opportunity has arisen to purchase an established, self-contained public house with a successful trading history and longstanding clientele. Internally, Exchange Bar comprises of a public bar over two levels, service access, ladies & gents WC facilities, a small office and lounge, with cinema screen and leather fitted seating, together with basement cellarge. The business currently employs two full and three part time members of staff and would be the perfect investment for those with an interest in the hospitality industry.



### Situation

The central Borders town of Hawick is very well placed for access to all the other towns in the region. As Edinburgh city centre is easily accessible via the A7 and A68 by road and the new Waverly Rail Link to Tweedbank can be reached in around 30 minutes, the commuter is increasingly seeking out the Scottish Borders region as an ideal location in which to settle for a quality lifestyle with a quieter pace and houses at a more affordable price. Hawick has an excellent variety of shopping, leisure, recreational and sports facilities. The area is renowned for its beautiful scenery, offers numerous activities for those with an interest in sporting or leisure pursuits and is steeped in a sense of history and tradition.

### Trading Figures

Trading accounts will be provided to parties who are genuinely interested following a viewing of the business and subject to a confidentiality agreement. Please contact the joint selling agent for further details.

### Rateable Value

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have been entered into the valuation roll at £20,100. The uniform business rate for the current year is £0.49 pence in the pound. Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

### Legal Costs

Each party shall be responsible for their own legal costs incurred in connection with the transaction with the purchaser liable for any LBTT and VAT.

### Fixtures and Fittings

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings and light fittings.

### Services

Mains gas, electricity, water and drainage

### EPC

F

### Viewings & Offers

Viewings are strictly by appointment with the selling agent. To arrange an appointment please contact Cullen Kilshaw Hawick on 01450 372336.

Offers should be submitted in proper legal form to the selling agents. Any prospective purchaser wishing to be informed of a closing date should notify the selling agents as soon as possible. The selling agents reserve the right to sell the property without setting a closing date and do not bind themselves to accepting the highest of any offer.



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Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.