



The Almond Tree 71 High Street Hawick TD9 9BP

Offers Over £150000

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The Almond Tree cafe, has been well established on Hawick High street for many years, with a very loyal customer base.

The premises are presented in turnkey condition, with room for 36 covers in the cafe area.

The sale can include all the fixtures & fittings or the freehold only depending on the purchaser and the offer. The cafe and kitchen are presented in excellent order, very clean and very well equipped.  
(a full schedule, can be provided if required by interested parties).

There is a disabled toilet, small office, larder on the ground floor as well as the large kitchen and food prep area.

To the rear there is an exit door leading to 2 private parking spaces and a inner stair leading to the first floor.

The first floor, comprises gents & ladies toilets, a training kitchen and prep area and a store room. The top floor at present is a large open space, currently used as a staff room.

Both the first and second floors could be turned into residential accommodation , given the requisite planning permission.

Benefitting from GCH on the ground floor, with electric heating on upper floors.

This is an excellent lifestyle opportunity for someone to start their own business, everything is in place and ready to commence straight away.

Early viewing is advised.

### What we like about this property

Excellent Order, Prime Location, Fully Equiped, Lifestyle



opportunity







EPC Rating: C

**Viewing:**

Strictly via Jim Hay, 100% accompanied

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