



Buccleuch Hotel 1 Trinity Street Hawick TD9 9NR

Guide Price £125,000

## **Buccleuch Hotel 1 Trinity Street Hawick TD9 9NR**

Substantial sandstone building, which for many years traded as the Buccleuch hotel and most recently traded as a restaurant/ function premises and long standing venue for post funeral refreshments and buffets.

Very versatile it could quite easily re-open as previous use, or a public house/restaurant, given the relevant licences etc. It could also be developed to form several residential properties.

The property does require a degree of cosmetic updating, but has undoubted potential for an excellent lifestyle opportunity, with owners accommodation within.

Accommodation comprises; Entrance Hallway, large dining room, large lounge and public bar, gents and disabled toilets on ground floor. Large kitchen and storeroom on lower ground floor. Ladies toilets, large function room and two bedrooms on first floor, lounge, kitchen and 3 bedrooms (1 en-suite) on upper floor.

Benefitting from GCH & partial DG.

Floor plan & Room Sizes to follow

Must be viewed to fully appreciate

### **What we like about this property**

Potentail, Location, Original Features







EPC Rating: G

Rateable Value: £22,500

**Viewing:**

Strictly by appointment through Jim Hay (all accompanied)

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Jim Hay Estate Agents Ltd

51 High Street, Hawick, Scottish Borders TD9 9BP.

Telephone: 01450 371345

Fax: 01450 374070

Email: [admin@jimhayestateagents.com](mailto:admin@jimhayestateagents.com)