



Buccleuch Hotel 1 Trinity Street Hawick TD9 9NR

Guide Price £240,000

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

Substantial sandstone building, which for many years traded as the Buccleuch Hotel.

A very versatile building 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, or a large HMO.

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

The roof as been extensively upgraded recently and the first fix for the central heating has been undertaken.

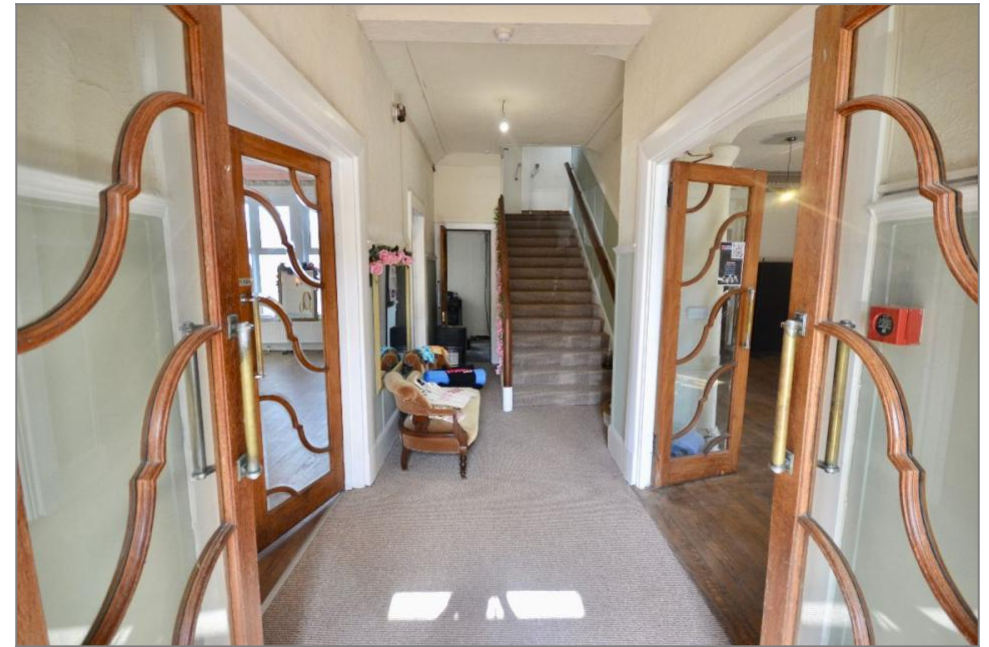
Accommodation comprises; Entrance Hallway, large fitness room, large second fitness room, kitchen/lounge area, Shower Room, gents and disabled toilets on ground floor. Various rooms and storerooms on lower ground floor. Ladies toilets, large function room and two bedrooms on first floor, lounge, kitchen and 3 bedrooms (1 en-suite) on upper floor, (this could be owners accommodation). In total around 639 SQM of floorspace.

Benefitting from GCH & partial DG.

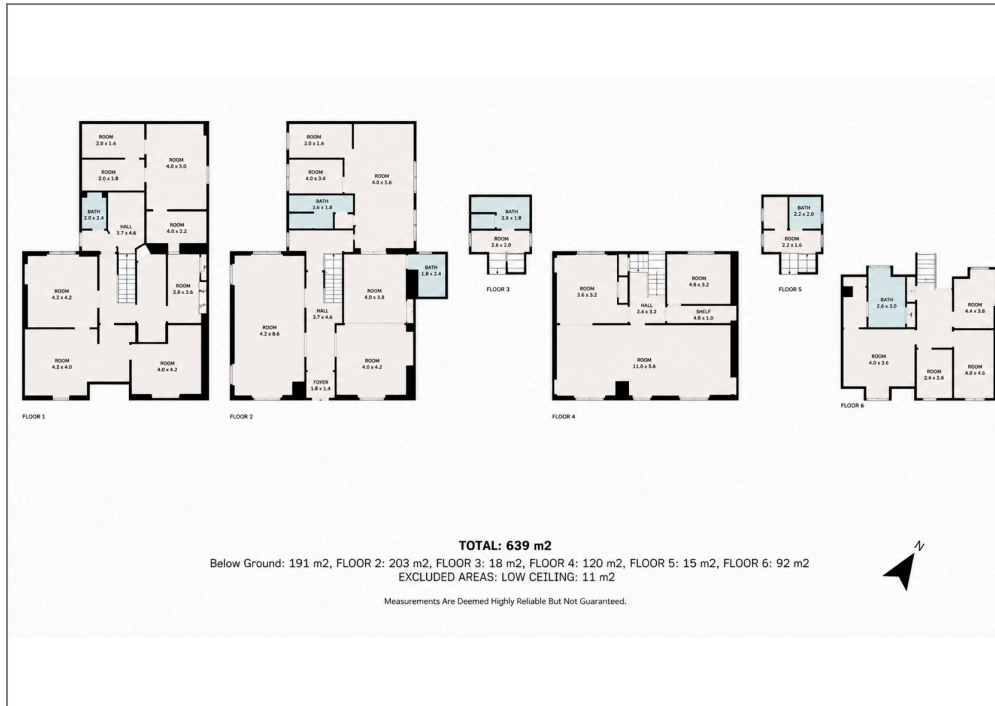
Must be viewed to fully appreciate, its huge potential

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

Potential Location, Original Features







EPC Rating: G

Rateable Value: £22,500

**Viewing:**

Strictly by appointment through Jim Hay (all accompanied)

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