

Elm House Hotel

17 North Bridge Street, Hawick, Scottish Borders, TD9 9BD, Scotland.



- . Long established town hotel with off street car parking
- . Central location in the Scottish Borders town of Hawick
- . Upgraded property with Lounge Bar & Restaurant
- . 16 well presented en-suite letting rooms
- . Private owners flat
- . Healthy turnover with impressive adjusted profits
- . Huge potential to increase trading at the hotel

Freehold

Offers over £395,000

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Built in the 1800s this handsome 16 bedroom town hotel sits opposite the old post office building in the borders town of Hawick in the south east of Scotland. Sitting on the banks of the river Teviot, Hawick is the largest of the border towns with a population of over 14,000 and is World famous for its textile industry and for producing some of the finest Cashmere available on the market today. Visitors from all over travel to view the popular speciality shops that is located within the town, many of which offer the wares of internationally known & home grown names in the textile World. Hawick is also famous for the Common Riding which takes place in June of each year to celebrate the ancient custom of riding the marches or boundaries of the common land. This highly popular event draws thousands of visitors to the town year on year. The local area is blessed with a number of superb golf courses with stunning views of the magnificent countryside. The area can also boast a large number of visitor attractions such as historic houses, castles and abbeys all nearby. As Hawick is located by the main A7 Edinburgh to Carlisle route the towns' position makes it the perfect base to tour the Scottish Borders and the City of Edinburgh.

Owned and operated by our clients for over five successful years, the 16 en-suite Elm House Hotel been extended and modernised to offer guests a pleasant & welcoming environment to base themselves when visiting or working in the town. Over recent years the Elm House Hotel has benefited greatly from a considerable level of investment in the property. This investment has seen upgrading to the dining room plus all of the 16 lettings rooms which has resulted in consistent level of quality through-out each of the bedrooms. Whilst year on year the hotel achieves healthy trading levels & produces impressive adjusted profits, the vendors are keen to stress that the business could quite easily turnover a lot more. One of the main sources for potential to increase income would be to open for lunches on a Sunday, at present the hotel closes on Sunday & Monday. With the hotels central location, any new owner, possibly with catering skills would have a tremendous opportunity to tap into the local demand for quality lunch time & evening meal trade. Only now due to personal reasons have our clients decided to offer the hotel for sale allowing for new owners to continue the growth of this successful town hotel. We would stress that early viewing is recommended as to avoid any disappointment and to fully appreciate this well presented business.

The Property.

The deceptively spacious Elm House Hotel consists of: 16 en-suite letting rooms which are split between the main property and the substantial stone built rear annexe. The public bar with ladies & gents W.C., seating for bar meals & lcd television plus the front facing 47 cover dining room are accessed from the spacious hallway with a grand staircase leading to the upper floors. Ancillary Areas. Commercial Kitchen, cellar and laundry room. Various storage facilities are throughout the hotel. Private car parking is available to the rear of the Elm House Hotel. Private Accommodation. The hotel benefits from flexible private owners accommodation. The flat consist of 1 large lounge that could be easily split into two separate rooms, 1 double bedroom, bathroom and small office. It should be noted that by separate negotiation our client's detached private house may be available for sale. Letting Rooms. The hotel consists of 16 en-suite letting rooms. All letting rooms are equipped with central heating, television, and coffee making facilities. Four of the letting rooms are situated at ground level with two rooms offering disabled facilities.



Fixtures and Fittings. A full inventory will be completed to detail all personal items excluded from the sale or items subject to a lease.

Price. Offers over £395,000 are invited for the freehold property, complete with goodwill and trade contents but excluding personal items. Stock at valuation.

Viewing.

For reasons of confidentiality, no direct approach may be made to the business.

All viewings must be arranged through Scottish Business Centre Edinburgh office **0131 535 1131**

Offers All offers should be submitted directly to Scottish Business Centre.



Disclaimer: Whilst Scottish Business Centre endeavours to make these particulars as accurate as possible; they do not form any part of any contract or offer nor are they guaranteed. These particulars are provided only as a general outline of the property referred to. Applicants should make there own enquires and inspection of the property to satisfy themselves as to the accuracy or Otherwise of the information given. These details were believed to be correct at the time of publication but their accuracy is not guaranteed. Scottish Business Centre.