



Geo. & Jas. Oliver W.S.

Solicitors & Estate Agents

13 High Street, Hawick TD9 9DH Tel: 01450 372791 E: solicitors@gandjoliver.co.uk

www.gandjoliver.co.uk



See all our properties at
OnTheMarket.com



THE TUSHIELAW INN, ETRICK VALLEY, SELKIRK, TD7 5HT
COACHING INN WITH LETTING ROOMS AND BAR/DINING

EPC UPON REQUEST
GUIDE PRICE £250,000

THE TUSHIELAW INN, ETRICK VALLEY, SELKIRK, TD7 5HT

GUIDE PRICE £250,000



An exciting opportunity has arisen to acquire The Tushielaw Inn which is situated in the heart of the stunning Ettrick Valley with beautiful views. Having been upgraded in recent years, the country inn offers both letting rooms and separate owners' accommodation in addition to a bright and spacious bar and dining room and outside beer garden and garden grounds/paddock. There is scope for the creation of a building plot on the garden ground subject to relevant planning permissions being obtained.

LOCATION: Situated in the midst of the Scottish Borders countryside enjoying a wonderful sense of community, the Tushielaw Inn is located only a short drive from the beautiful market towns of Melrose and Selkirk with their independent shops and traders. Further amenities can be found in the larger nearby towns of Hawick and Galashiels, with Tweedbank providing a rail connection to Edinburgh. The surrounding countryside and rolling hills are popular with golfers, walkers, cyclists and equestrian enthusiasts and the rural location will appeal to those with an interest in country pursuits looking for a peaceful break away. St Marys Loch is also located within the immediate area and is always well received by paddle boarders and boating enthusiasts.

The Tushielaw Inn is a striking historic Victorian coaching inn dating from around the 1850s arranged over three levels. Situated on the ground floor level is the public lounge and bar area with dining space which is well presented in countryside style and there are ladies and gent's customer WCs. A carpeted stair leads up the first floor landing where three generous guest letting bedrooms afford lovely open views and each has a private en suite bathroom. Located on the lower ground floor is the well equipped commercial kitchen with various store rooms and cellars. The owner's accommodation, which has a private and separate entrance, offers four additional bedrooms, sitting room and bathroom. Ideal for staff/owners staying on site.

ACCOMMODATION :

Vestibule
Hallway
WCs
Bar and Dining Room
3 Letting Bedrooms with En Suites
Commercial Kitchen
Larder
Wine Store
Various additional stores

Owners Accommodation 4 further bedrooms, lounge and bathroom.

Externally with the property is an enclosed beer garden, parking and field with development potential subject to planning.

RATEABLE VALUE: £2,700

The premises may benefit from 100% relief through the Small Business Bonus Scheme subject to the owners' other commercial properties.
EPC: Interested parties wishing a copy of the EPC can obtain a copy upon request

VAT: Unless otherwise stated, all prices and premiums quoted are exclusive of VAT which may be payable in addition.

LEGAL COSTS: Each party to bear their own legal costs. The Purchaser will be responsible for any LBTT and VAT associated with the purchase

ENTRY: Vacant possession.

LICENCE: The premises benefit from a Liquor License which will be transferred over to the Purchaser.

USE: The premises have operated successfully as a commercial inn with letting rooms.

SERVICES: Private water and drainage. Mains electricity. LPG Heating. Double glazing.

VIEWING: By appointment with Geo & Jas Oliver, W.S.

IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.

INTERNET WEBSITES: All our properties can be viewed at www.gandjoliver.co.uk as well as www.onthemarket.com, www.rightmove.co.uk and www.propertywindow.com.

FREE PRE-SALE VALUATION: If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.

