

Hawick

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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The Buck Hotel,

High Street, Langholm, DG13 0JH

OIRO £180,000



Established in 1915, The Buck Hotel is a long-standing staple of Langholm. Thriving under the current ownership, the attractive public house is very well presented throughout and offers a brilliant opportunity to potential buyers. At present, the business is operating solely as a public house with 'wet sales' only; however, there is a hotel element that will allow the new owner to explore an additional venture as well as maximise profitability.



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OIRO £180,000



Location:

Langholm, also known colloquially as the 'Muckle Toon', is a burgh in Dumfries and Galloway in southern Scotland. Langholm lies between four hills in the valley of the River Esk in the Southern Uplands. It is the traditional seat of Clan Armstrong with its most famous descendant being Neil Armstrong, the first man to walk on the Moon. Langholm sits 8 miles North of the Anglo-Scottish Border on the A7 road running between Edinburgh in east central Scotland and Carlisle in North-West England. Edinburgh is 73 miles to the north, Newcastleton is around 10 miles to the East and Carlisle 19 miles to the South.

Description:

The internal accommodation extends over an impressive 387sqm and comprises:

Ground Floor:

- Main bar / reception
- Lounge / games room
- Function room
- Working kitchen
- Male and female WC's
- Multiple store Rooms

First Floor:

- Four letting bedrooms – one with en-suite shower room
- Bathroom
- Male and female WC's
- Function room with bar

Second Floor:

- Managers one bedroom accommodation - this could be utilised as two further letting bedrooms
- Shower room

In addition to the expansive internal accommodation, The Buck Hotel offers an outside bar, male and female WC's, a very generously proportioned external store as well as two smaller store areas and a well maintained courtyard.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

Services:

Mains gas, electricity, water and drainage.

EPC:

TBC

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

Trading Records:

Trading accounts will be provided to parties who are genuinely interested following a viewing of the business and subject to a confidentiality agreement. Please contact the selling agent for further details.

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Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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