

**Hawick**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Crown Hotel, High Street, Langholm, DG13 0JH

**OIRO £268,500**



A most impressive, end-terraced hotel brings an exciting opportunity to commercial investors or lifestyle business owners looking to open their doors within the beautiful, bustling town of Langholm. The original construction dates back to the 1800's but has undergone significant extensions to the rear in the past to provide the current level of accommodation. Well-maintained throughout, and enjoying a prominent façade within the town's High Street, the substantial Grade B Listed building extends over a sprawling 1,000 sqm internally, and offers expansive accommodation over three storeys. Offered to the market with vacant possession, the hotel currently offers ten letting bedrooms, a self-contained three bedroom owners apartment and a number of function room and bar facilities. Viewings come highly recommended in order to fully appreciate the potential that the Crown Hotel has to offer.



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#### Rateable Value:

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have been entered into the valuation roll at £15,300 as of 1st April 2023. The uniform business rate for the current year is £0.49 pence in the pound. Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

#### Legal Costs:

Each party shall be responsible for their own legal costs incurred in connection with the transaction with the purchaser liable for any LBTT and VAT.

#### Viewings:

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

#### Listed Building Status:

The Crown Hotel is a category B listed building with further controls imposed by Planners to protect the architectural or historic interest of the building. Any proposed alteration may require listed building consent.



**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.

**Fixtures and Fittings:**

The sale shall include all carpets and floorcoverings, bathroom and light fittings. Further fittings will be subject to separate negotiation, with some exclusions.

**Services:**

Mains gas, electricity, water and drainage.

**EPC:**

G

**Offers:**

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

**Accommodation Details:**

Ground floor:

Public bar | Coffee shop area | Reception | Ladies and gents toilets | Restaurant with an approximate 30 covers | Kitchen | Stores | Food preparation areas | within the opposite building there is an un-used bar area.

First Floor:

Additional bar | Function suite | Ladies and gents toilets | Kitchen | Laundry area | 5 letting bedroom (all with en-suite facilities).

Second Floor:

5 letting bedrooms (all with en-suite facilities) | Owners accommodation comprising lounge, dining room, 3 bedrooms, kitchen and bathroom.

Lower Ground Floor:

Beer Cellar

External Accommodation:

Beer garden/smoking area within the central section | Stores to the rear | Ladies and gents toilet facilities

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

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Langholm,	Tel 013873 80482
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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.