



# BANNERMANBURKE

PROPERTIES LIMITED



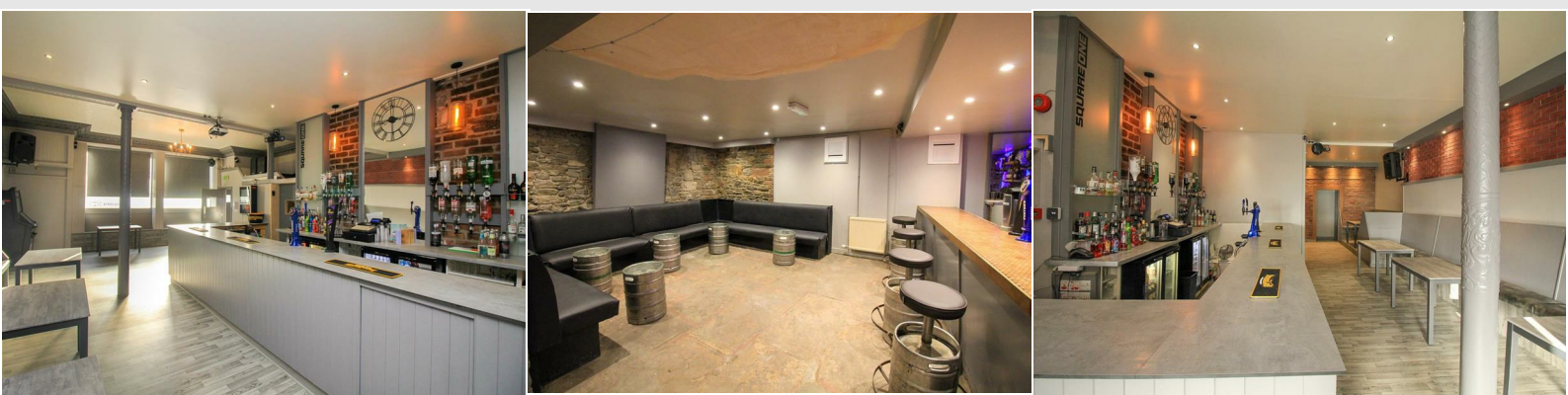
**Square One, Drumlanrig Square, Hawick, TD9 0AS**

**Offers In The Region Of £110,000**



# Square One, Drumlanrig Square, Hawick, TD9 0AS

## Offers In The Region Of £110,000



- CENTRALLY LOCATED BAR ■ GROUND FLOOR AND LOWER GROUND FLOOR
- BARS ■ CELLAR ■ POPULAR LOCATION ■ SHARED YARD AND PRIVATE OUTHOUSE ■ GAS CH

An exciting opportunity has arisen to purchase a busy and centrally located public house (as an ongoing concern) located over two floors with a floor area of approx 195sqm, in the heart of Hawick. Recently upgraded throughout to a high standard, the upper level houses a seating and dance area with bar and access to ladies and gents WCs. The lower ground floor area, known as 'The Drop Inn', comprises of bar with seating, dance floor area, additional WCs and cellar. To the rear of the property is a shared courtyard and private outhouse for storage.

### Hawick

Known for many years as The Queen of the Borders, and situated at the confluence of the Rivers Slitrig and Teviot, Hawick is the largest of the Border towns. Frequent winners of national floral awards, and famous world-wide for it's quality knitwear, Hawick is part of The Cashmere Trail and is the major centre for the industry in the Borders. There is a good range of shops, primary and secondary schooling. Hawick boasts the award winning Wilton Lodge Park which lies on the River Teviot, extending to some 107 acres, with many walks, recreational facilities, walled garden, Hawick Museum and Scott Gallery. The town is also famous for rugby, and has the benefit of a range of sporting and Leisure Centre facilities including many fine golf courses throughout the area. Many events are held in the town during the year, including the annual Common Riding.

### Distances

Selkirk 12 miles, Jedburgh 14 miles, Kelso 21 miles, Galashiels 18 miles, Melrose 19 miles, Newtown St Boswells 19 miles, Carlisle 44 miles, Edinburgh 55 miles, Newcastle 60 miles

The A7 provides a through-route to Edinburgh and south to Carlisle and the M6. Rail links are available at Berwick-Upon-Tweed, Carlisle, Tweedbank and Edinburgh. The nearest International Airports are located in Edinburgh and Newcastle.

### The Property

Immaculately presented public house with thriving business in a central and popular location in the town. Viewing is essential to fully appreciate size, condition and location. This popular venue is very well established and a favourite with many in the town.

### Upper Bar

44'5" x 25'4" (13.54 x 7.73)

Freshly decorated with vinyl flooring and large windows to the front. High ceilings and ornate cornice work is a beautiful feature. Large bar area, various integrated seating areas and dance area. Good storage. Staff access to lower level bar. All fridges and optics included in the sale. Access to ladies and gents WC's. Fire door to rear courtyard where there is a secure outhouse for storage.

## Lower Bar/Dance Area

31'3" x 21'6" (9.54 x 6.56)

Accessed from the main stairwell or via the staff stairs from the upper bar. Bar with integrated seating areas. Dance floor area and DJ booth. Access to cellar and ladies and gents WC's.

## Cellar

15'9" x 13'2" (4.82 x 4.02)

Located behind the bar on the lower ground floor. Good storage for kegs, optics and bar supplies.

## Sales and Other Information

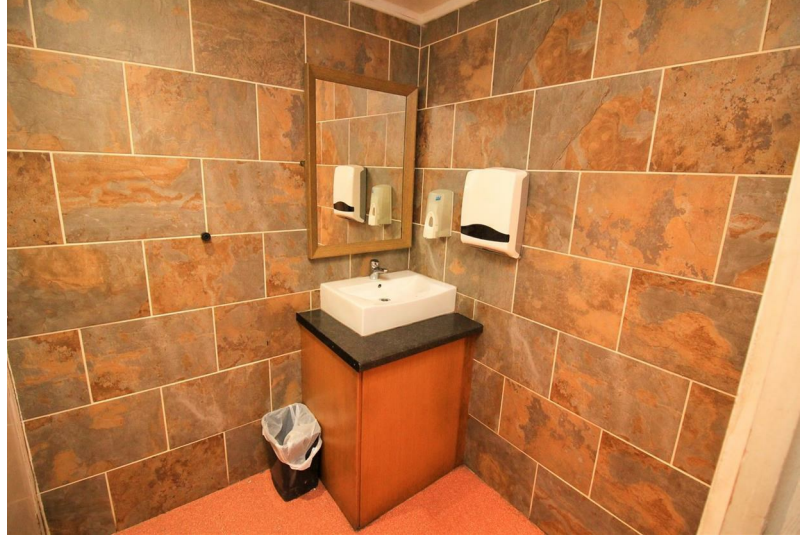
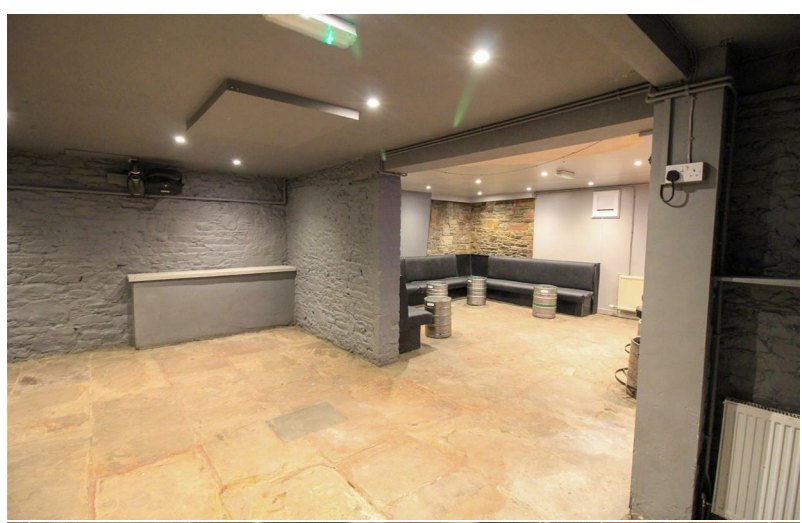
Accounts available on viewing only.

## Fixtures and Fittings

All flooring, bars with fridges and optics, seating, light fittings and integrated appliances.

## Services

Mains drainage, water, gas and electricity.



**Offers:**

Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

**Viewings:**

Strictly by appointment through Bannerman Burke Properties Ltd.

**Notice:**

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 floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



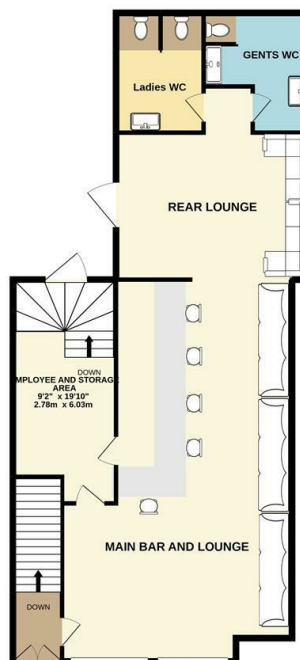
LOWER FLOOR



SQUARE ONE, BAR & NIGHT CLUB, HAWICK

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (12/22)

GROUND FLOOR



**Important:**

You may download, store and use the material for your own personal use and research. You may not republish, re transmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. Bannerman Burke Properties Ltd copyright must remain on all reproductions of material taken from this website.