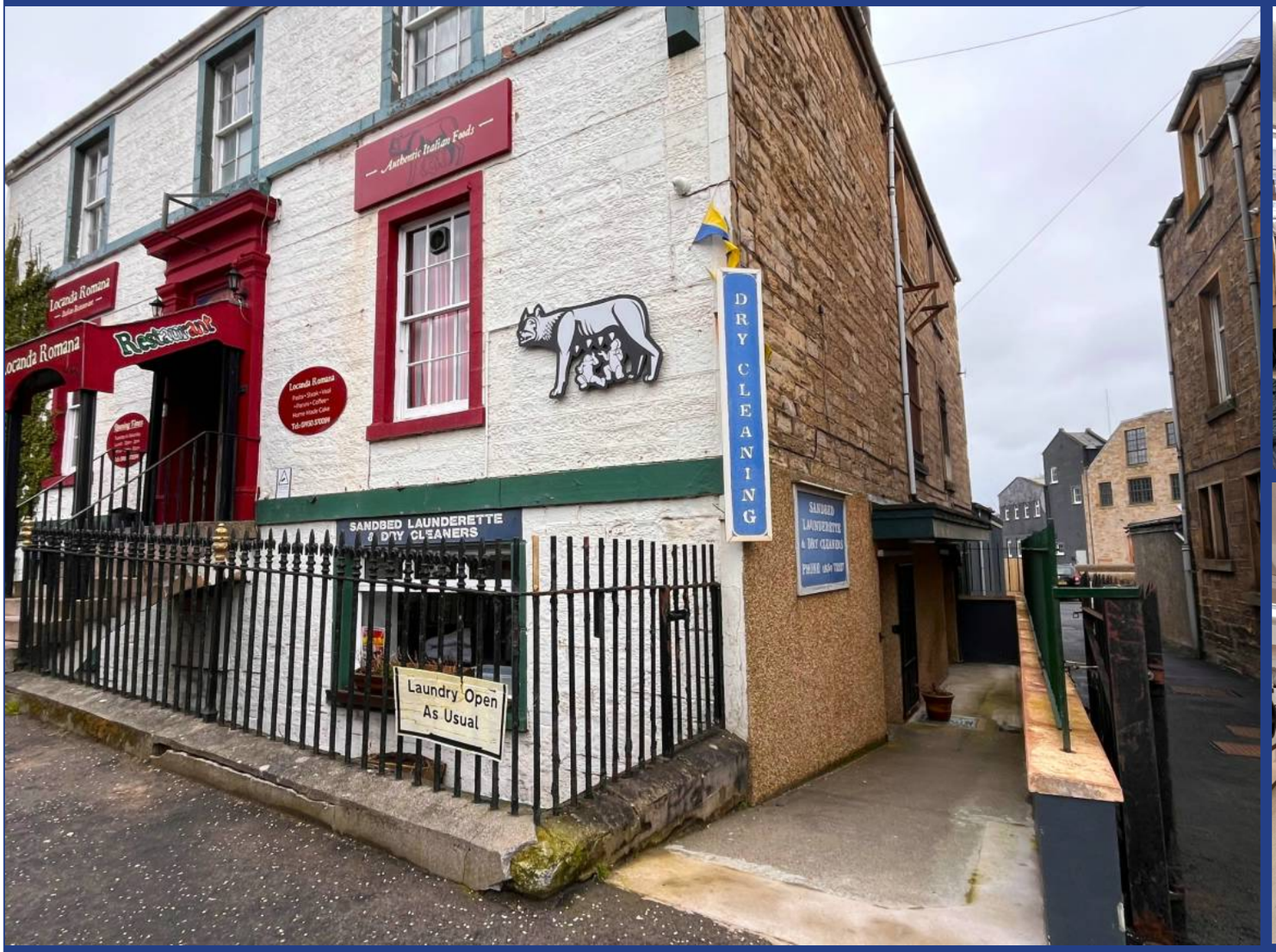
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SANDBED LAUNDRETTE, BRIDGE HOUSE, SANDBED, HAWICK, TD9

ESTABLISHED CENTRALLY LOCATED LAUNDRETTE BUSINESS

EPC UPON REQUEST
FIXED PRICE £80,000

BRIDGE HOUSE, SANDBED, HAWICK, TD9 0DB

FIXED PRICE £80,000

An exciting opportunity has arisen to acquire a long established local business fondly known as the "Sandbed Laundrette". Trading for over 40 years, this successful and thriving business is centrally located with a long history of both loyal and repeat customers along with newer clientele. Well placed in the town centre, the business and premises are being sold as a going concern with all equipment included in the sale. Inventory available upon request along with recent financial accounts to parties noting interest through a solicitor. At present, the Sandbed Laundrette is the only laundrette in town offering dry cleaning services.

DESCRIPTION:
The property comprises a large lower ground floor self contained unit with main door access via the sandbed. The large front shop comprises of a range of self service washing machines and driers. Adjacent to the front shop is an area with a range of hanging space and the dry cleaning machine. There are also 2 useful pressing machines.

Located off the front shop is a small office/reception area which leads through to a staff kitchen which has twin sinks and timber storage units. Situated to the rear of the property is a storage room which houses the electrics, the gas boiler and water tanks and located off this room is a staff WC with white WC and wash hand basin. Finally, also located at the rear, is the tank room which houses the large recently upgraded water tank and motor. From here, a timber door leads out to the back of the premises.

LOCATION:
Bridge House is located close to the centre of town on the main route through Hawick, close to the Town Hall, Heart of Hawick and Borders Textile Tower House which brings an abundance of tourism trade to Hawick. A frequent winner of national floral awards, Hawick is the largest of the Border towns and internationally famous for fine quality knitwear. Hawick has a long and colourful history which can be traced back to the 12th century, when King David I granted land to a Norman family, the Lovels. Today Hawick is part of the TextileTrail and the major centre for the industry, and is one of the largest towns on the Scottish Borders with regular public transport from all areas into the town centre. Tweedbank is only 17 miles away and offers a rail link which has also had a positive impact on Hawick with more people visiting the area

FLOOR AREAS:
Front Shop - 11.36 x 5.95
Side Shop 3.31 x 4.44
Kitchen 2.24 x 2.79
WC 2.58 x 1.08
Back Room 3.64 x 4.18
Tank Room 4.13 x 3.34
The estimated net internal floor area is as follows:- 143.3 m2

RATEABLE VALUE: £8,800. The premises may benefit from 100% relief through the Small Business Bonus Scheme subject to the owners' other commercial properties.

SERVICES: Mains water, drains, gas and electricity.

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

EPC : Interested parties wishing a copy of the EPC can obtain a copy upon request.

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.zoopla.co.uk, www.primelocation.com 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.



