

BANNERMANBURKE
PROPERTIES LIMITED



**Station Bar & Function Suite 1 Dovemount Place, Hawick,
TD9 8AZ
£300 Per Week**



- GOOD SIZE MAIN BAR
- FULLY DOUBLE GLAZED FUNCTION SUITE WITH SEPARATE BAR
- FULLY EQUIPPED COMMERCIAL KITCHEN
- WALK IN CONDITION WELL MAINTAINED INTERIOR
- ESTABLISHED AND LOYAL CUSTOMER BASE
- GAMES/POOL ROOM
- VERSITILE SPACE FOR PRIVATE PARTIES, BINGO, QUIZ NIGHTS OR COMMUNITY EVENTS
- OPPORTUNITY TO DEVELOP FOOD LED TRADE OR EVENT CATERING
- HIGH FOOTFALL LOCATION
- CURRENTLY BENEFITS FROM TELEVISED SPORTS LICENCE

An attractive opportunity to lease a well established, centrally located bar with strong potential for food and event trade. The premises include a spacious main bar area, dedicated games/pool room, fully double glazed function suite with its own bar, and a fully equipped commercial kitchen, ideal for an experienced operator seeking a turnkey hospitality venue. Located in a nice area of town with high footfall, the property is well presented and has been maintained to a good standard, and would be suitable for a range of bar, restaurant, or event led business models.

The Property

Centrally located bar premises offering a vibrant, well established setting with excellent potential for food and event trade. The property benefits from a spacious trading area, a fully double glazed function suite, and a well equipped kitchen, making it ideal for an experienced operator seeking a turnkey venue.

Property Features:

Main Bar Area: Good sized open plan bar with a welcoming atmosphere. Currently operating with televised sports and ample seating. Well presented décor with scope for further personalisation. Fitted bar servery with refrigeration and drinks storage.

Games / Pool Room: Dedicated games area offering pool, darts, gaming machines, jukebox and other entertainment options. Popular with regulars and suitable for casual social gatherings.

Function Suite: Fully double glazed for comfort and noise control. Flexible event space ideal for private parties, bingo nights, quiz nights, karaoke or community events. Separate bar facilities available within the suite.

Kitchen Facilities: Fully equipped commercial kitchen, ready for food preparation and service (subject to relevant consents and permissions). Ideal for introducing a bar menu, event catering, or food led trade

Additional Information: Centrally located within a busy area ensuring high footfall and strong local trade. Well maintained premises with modern amenities throughout. Suitable for a variety of hospitality or licensed business models.

Property Size (Sq Metres approx)

Ground Floor - 98 Sqm

1st Floor Function Suite - 45 Sqm

Rental Information

Immediate occupancy available

Rateable Value - £9,100 - Currently qualifies for 100% Discount.

All utilities payable.

Current licence for the sale of alcohol.

Minimum 18 Month term required. Rent negotiable for longer terms.

Deposit equal to two months rent. (£2,600)

Tenants will be responsible for all legal fees regarding the tenancy agreement.

Stock in trade will be sold at valuation on the date of entry.

Business accounts available only on viewing, to interested parties.

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.

