

FOR SALE
Hotel + Leisure

**GRAHAM
SIBBALD**



The Woodcutter Pub
1 Marigold Bank, Galashiels, TD1 2NB
Offers in the Region of £120,000 – Freehold

Find out more at
www.g-s.co.uk

- **Busy local shopping centre location**
- **Popular locals bar**
- **Public bar and lounge bar/function room**
- **Potential for food sales with good sized kitchen**
- **Ideal for hand on operator**

SITUATION

The Woodcutter Public House is located in a local shopping area on the outskirts of Galashiels. The premises sit on an elevated position with communal parking to the front and commercial access to the rear.



THE PROPERTY AND BUSINESS

The property comprises a large lounge bar/function room with split level flooring, good sized public bar, kitchen and toilet facilities. The property is at present let to a local operator. Our client is happy to look at offers either with the existing tenant in place or with vacant possession.

LICENCE

The premises benefit from a Premises Licence under the Licensing (Scotland) Act 2005.

RATES

We are advised that the rateable value is £11,500 pa. Purchasers are advised to check this figure with the assessors.







PRICE

Offers in the region of £150,000 (plus VAT if applicable) are sought for the freehold interest, the trade fixtures, fittings and equipment.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald

233 St Vincent Street, Glasgow, G2 5QY

Email – LT@g-s.co.uk



To arrange a viewing please contact:



Martin Sutherland
Licensed Trade + Business Agent
Martin.Sutherland@g-s.co.uk
07768 704 203



Katie Tait
Agent – Hotel + Leisure
Katie.Tait@g-s.co.uk
07500 423 941



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices. Date published: April 2024

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.