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SCOTLAND

# THE GEORGE HOTEL, 29 GALASHIELS ROAD

WALKERBURN, SCOTTISH BORDERS, EH43 6AF

Extends to approximately 400 sqm (4,305 sqft) GIA on a plot of 0.14 ha (0.35 acres)

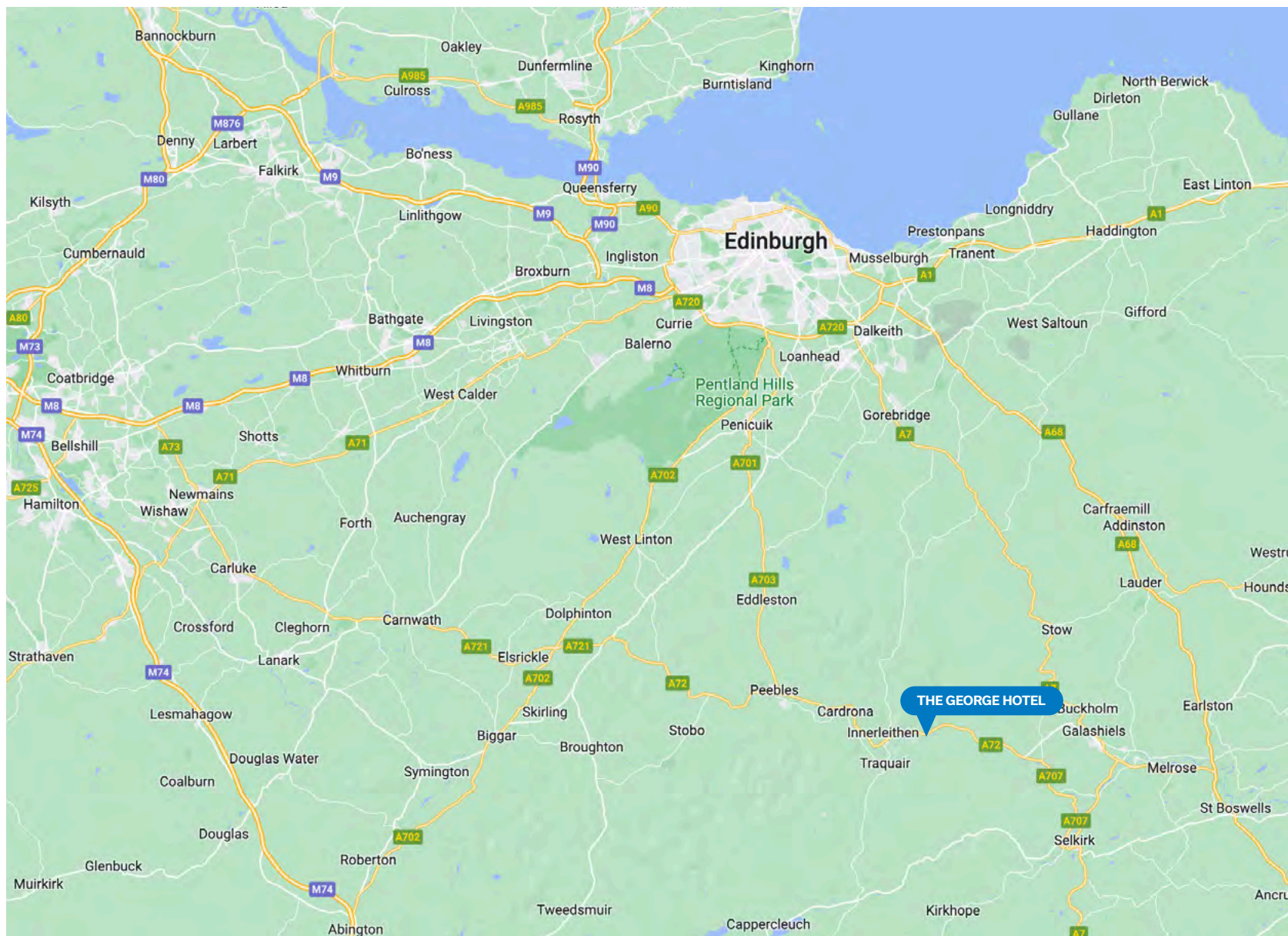
**FOR  
SALE**



# EXECUTIVE SUMMARY



- ✔ Substantial, detached hotel with 8 en-suite letting bedrooms
- ✔ Situated in the picturesque village of Walkerburn, 8 miles west of Peebles
- ✔ Fully renovated to a high standard in 2013
- ✔ Includes a 3 bed flat currently producing rental income
- ✔ May suit conversion to residential (subject to planning)
- ✔ Offers over **£300,000** are invited for the heritable interests



*The village of Walkerburn is situated on the A72 Galashiels Road approximately 30 miles south of Edinburgh in the Scottish Borders, enjoying the picturesque surroundings of the Tweed Valley. It is served by a post office/village shop and café whilst there is also a nursery and primary school.*

The village is 2 miles west of the town of Innerleithen and 8 miles further west of Peebles where there is a wide variety of shops and recreational facilities.

Galashiels, meanwhile, is approximately 10 miles east of Walkerburn and has several high street shops including Asda, Tesco, Marks and Spencer and Next.

The area in general is well located for countryside and sporting pursuits such as hill walking, golf, fishing and shooting. It is particularly sought after by mountain bikers who descend from all parts of the UK and further afield to attend the 73km of trails around the nearby Glentress Mountain Bike Centre.

# DESCRIPTION



*The George Hotel is a substantial and detached property of sandstone construction arranged over three storeys surmounted by a pitched, slate roof. It was extensively renovated by the current owners in 2013 to include new roof, electrics and plumbing, replacement PVC windows, heating system, decorations and floor coverings.*

Consequently, the property is in good presentable order and in a condition whereby a new owner could re-open without having to undergo major works.

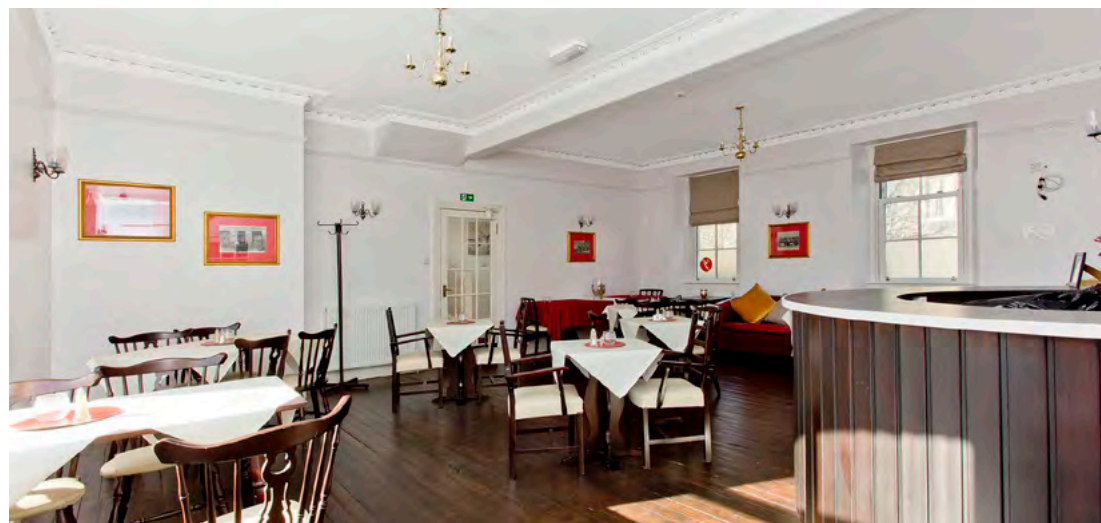
The ground floor consists of a public bar and restaurant, fully fitted commercial kitchen with extraction system and customer WCs. The main entrance leads directly from the front of the property into the public bar. It is fully furnished with wooden tables and chairs, bar stools and wooden flooring throughout.

The restaurant, which can accommodate 30+ covers, is immediately adjacent and enjoys south facing views over the River Tweed. There are plans to extend the restaurant by creating a large, elevated decking area and also develop land to the rear into a terraced garden.

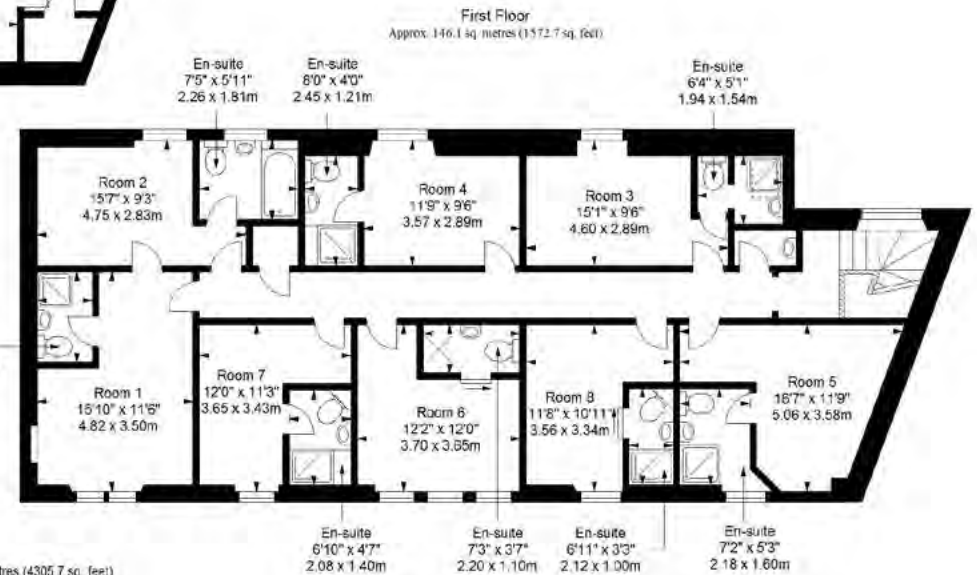
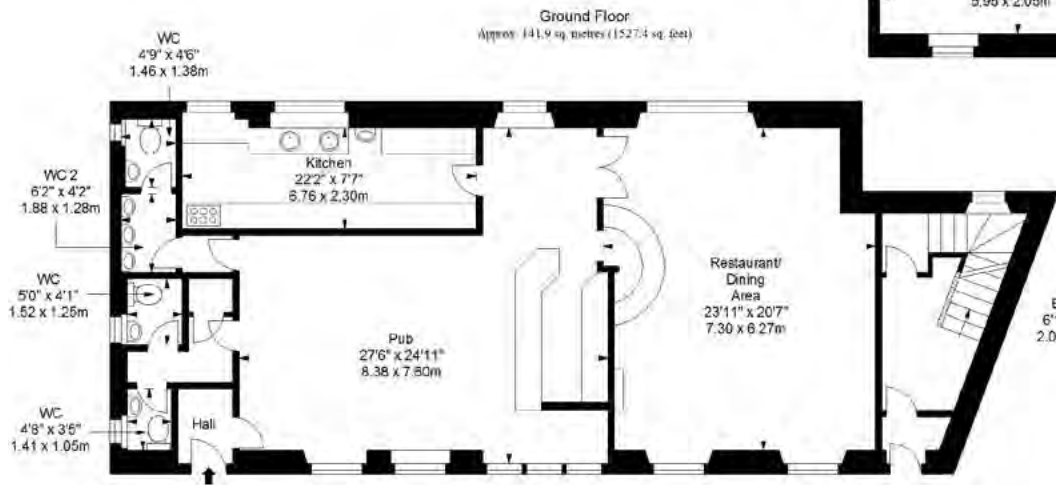
There is a second entrance which provides access to the staircase leading

to the rooms on the first floor where there are 8 en-suite letting bedrooms. These comprise of 6 double bedrooms and 2 twin bedrooms. Rooms 6 and 8 can be used as a family bedroom due to the interconnecting door. All bedrooms are fully furnished including flat screen TVs.

Located on the lower ground floor of the property is a 3-bed flat. This was previously owner's accommodation but has since been rented out to students. The flat consists of an open plan living/kitchen area, utility room, 3 double bedrooms, including a master en-suite, and a second shower room.



# FLOORPLAN



Total area: approx. 400.0 sq. metres (4305.7 sq. feet)

## ACCOMMODATION

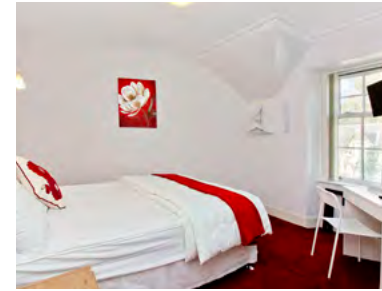
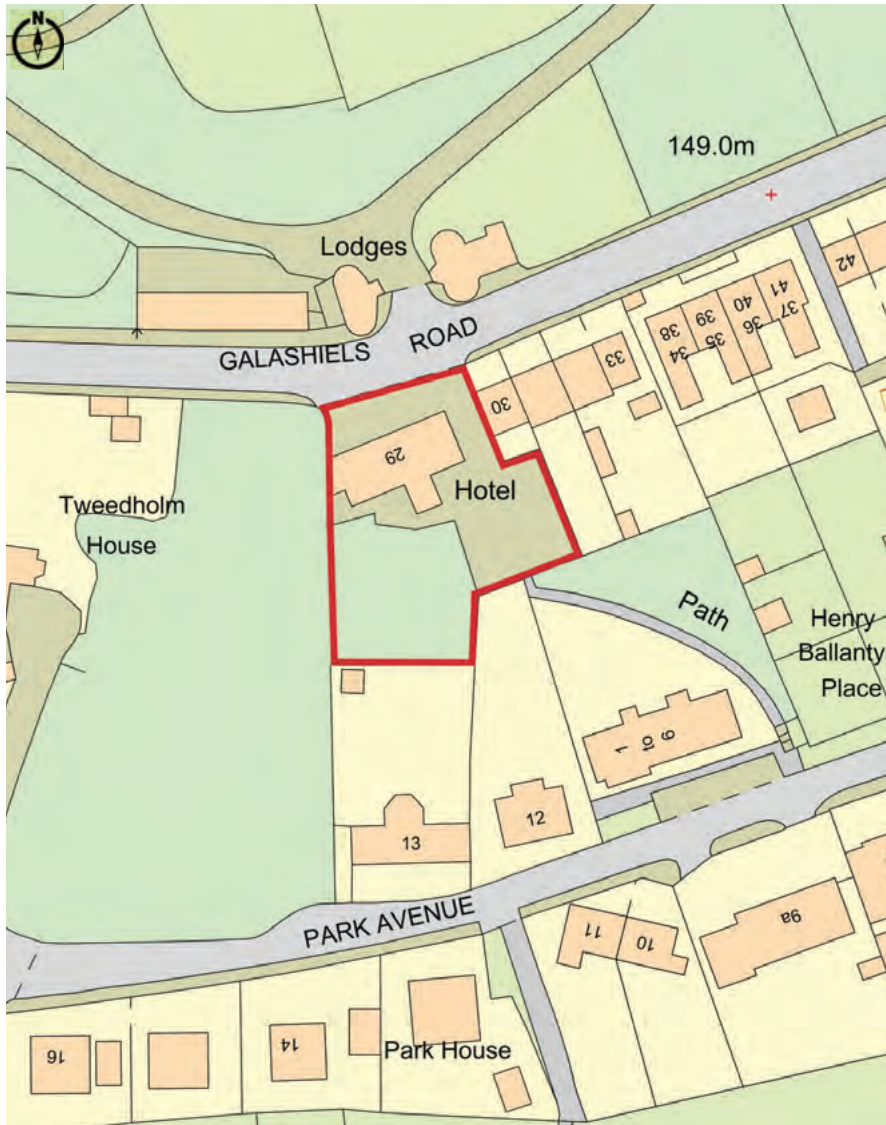
According to our recent measurement survey the premises contain the following approximate gross internal areas:

FLOOR	Sq M	Sq FT
Ground	141.9	1,527
First	146.1	1,573
Owner's Accommodation/ Lower Ground Floor	112	1,205
<b>TOTAL</b>	<b>400</b>	<b>4,305</b>

# SITE AREA & PICTURE GALLERY



The property occupies a plot which extends to approximately 0.14 hectares (0.35 acres).





## CAR PARKING

The principal car park is to the rear of the property and can accommodate around 8 cars. There is also space to the front of the hotel, but this is primarily reserved for deliveries. Additional car parking may be provided through the addition of a parcel of land held by the owners but which is currently held under separate title.

## TOWN PLANNING

We understand the subjects are currently classed as a hotel falling under Use Class 7 of the Town and Country Planning (Use Classes) (Scotland) 1997.

Full planning permission has been granted for the construction of an elevated decking area extending out from the rear of the main restaurant. Beneath this would be bike storage and kennels. The decking could provide a further 44 covers to the restaurant.

The property may suit conversion to residential use and anyone interested in pursuing this should contact the Planning Department of Scottish Borders Council.

## UTILITIES/SERVICES

Main drainage, gas, electricity and water are all connected to the property.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is available on request.

## 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 £11,500. The uniform business rate for the current year is £0.49 pence in the pound.

## TENURE

Heritable (Scottish equivalent to English freehold).

## OFFERS

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

## PRICE

Offers Over **£300,000** are sought for the heritable property, fixtures and fittings.

## FINANCE/BUSINESS MORTGAGES

To assist parties expressing an interest in purchasing our client's property, introductions can be made to specialists involved in the provision of business finance and commercial mortgages in Scotland.

### ★★★★★ Trust Pilot

*"Excellent service by Iain and Bernadetta. Thoroughly recommend."* - 26 November 2021

### ★★★★★ Trust Pilot

*"Allied provided us with great service and advice on our recent sub-lease deal. They worked very hard to get everything completed. I'm delighted with them."* - 24 November 2021

**VIEWING AND FURTHER INFORMATION** - By contacting either of the joint selling agents, Allied Surveyors Scotland or Cullen Kilshaw.



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