

## "HARROW INN" 22 HIGH STREET, GALASHIELS TD1 1SE



### PROMINENT PUBLIC HOUSE WITH DUPLEX APARTMENT

The subjects are located in Galashiels one of the main towns within the Scottish borders with a resident population in the region of 12,500. Situated on the North side of High Street, the subjects frontage faces South permitting a great deal of natural light to enter the premises.

Neighbouring occupiers include Iceland, Clydesdale Bank, Trinity Parish Church and Royal mail sorting office.

- Let to "BuddyM Pubs Ltd"
- Lease Expiry: 18th February 2023
- Passing Rent: £15,600 per annum plus V.A.T.
- Rent Payable Weekly
- £165,000 (+V.A.T.)









## Subjects

The subjects comprise a prominent corner position 3 No. storey public house and residential dwelling of traditional construction overlaid by a pitched slate roof.

The subjects benefit from return frontage from High Street and Sime Place with access from both sides. Internally the subjects have been renovated by the tenant by way of painted and decorated throughout with the property's general interior condition being in good order. Lights are provided by way of wall mounted lamps and ceiling mounted halogen spot lights. The servery is of a timber nature being in a semi-circular design wrapping toward both entrance doors from High St. The bar also benefits from an open plan area to the rear which currently holds the pool table however may be utilised for other entertainment. Male and female toilets are provided at ground floor with access to the basement via a single timber door leading to a single timber staircase accessing the partial basement.

The partial basement houses the kitchen facility which is fully fitted with range cooker, extraction hood, dish-washer, sink, fridges, dual fryers and stainless steel prep tables. The partial basement also leads to a further storage area, small office and dry cellar with delivery access via Sime Place.

The residential dwelling is access via Sime Place through a single timber door leading directly to a single staircase with partial return opening to the main hallway with extensive kitchen, lounge, dining room, bathroom, storage cupboards and 2 No. bedrooms. The residential dwelling has been partially refurbished by the tenant and utilised as their dwelling place. The 2nd floor is accessed via a single staircase from the hallway opening to a converted attic space with velux windows to the North, West and East of the roof space which has been converted to form 3 No. single bedrooms, storage cupboard and shower room.

### NAV/RV

The subjects have been entered onto the valuation roll with an NAV/RV of;

**£25,200**

The tenant is currently in the process of seeking revaluation of the subjects.

### TENANCY

Tenant: BuddyM Pubs Ltd

Term: 19/2/2018 - 18/2/2023 The tenant has been in the property for several years prior to agreeing and executing a formal lease.

Break Option: 3rd Anniversary

Type of Lease: Full Repairing and Insuring

Rent: £15,600per annum

### PROPOSAL

Our client is offering their freehold interest in the subjects for a price of £165,000 (+V.A.T)

### V.A.T.

The subjects have been elected for V.A.T. however the transaction may be treated as a ToGC (Transfer of Going Concern)

### E.P.C.

Available on request.

### VIEWING

Strictly by appointment only via the marketing agent.

Jas Aujla  
Will Rennie

TSA Property Consultants  
50 Darnley Street, Pollokshields,  
Glasgow G41 2SE

T: 0141 2374324  
E: info@tsapc.co.uk



PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.