



About the Opportunity



Why Invest?

Exciting Opportunity: Clovenfords Hotel, By Gala Pub Refurbishment!

A refurbishment is transforming The Clovenfords Hotel into a characterful country pub at the heart of this Scottish Borders village. The interior will be fully redecorated, including upgrades to both bar areas, toilets and the dining/function conservatory, which will also benefit from a new insulated roof system to create an all-year-round space. With 140 internal and 112 external covers, plus seven en-suite letting rooms, this is a rare opportunity to run a destination pub

Elevate Your Investment: Witness the Transformation

The Clovenfords is the only pub in the village and occupies a central position just three miles from Galashiels. With no local competition and an affluent, mature residential base alongside a steady stream of visitors, it's ideally placed to become the village's go-to for food, drinks, sport, and sociable occasions all week long.

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Target Customers

Social Diners:

- As the only pub in Clovenfords, this will become the natural meeting point for locals across all age groups - offering everything from Sunday lunches to evening drinks and events.

Visiting Tourists:

- Set in a picturesque part of the Borders, the pub's letting rooms and food-led offer make it a great base for short stays or day trips from nearby towns.

Social Diners & Families:

- With its newly refurbished conservatory dining area and cosy pub interior, the venue is ideal for casual meals, family gatherings and weekend outings.

Event-Goers & Entertainment Fans:

- Live music, quizzes and TNT Sports coverage will give the pub a lively rhythm of the week, helping to build repeat visits and attract a wide mix of customers.

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The Offer

Drinks:

- The pub will offer a wide range of premium drinks, including lagers, ciders, spirits, wines along with a great range of soft drinks and low & no options. This variety caters to everyone, ensuring the pub appeals to a broad audience.

Food:

- A straightforward pub menu with a selection of crowd pleasers to cater to every taste, with the opportunity to be further developed by the new licensee.

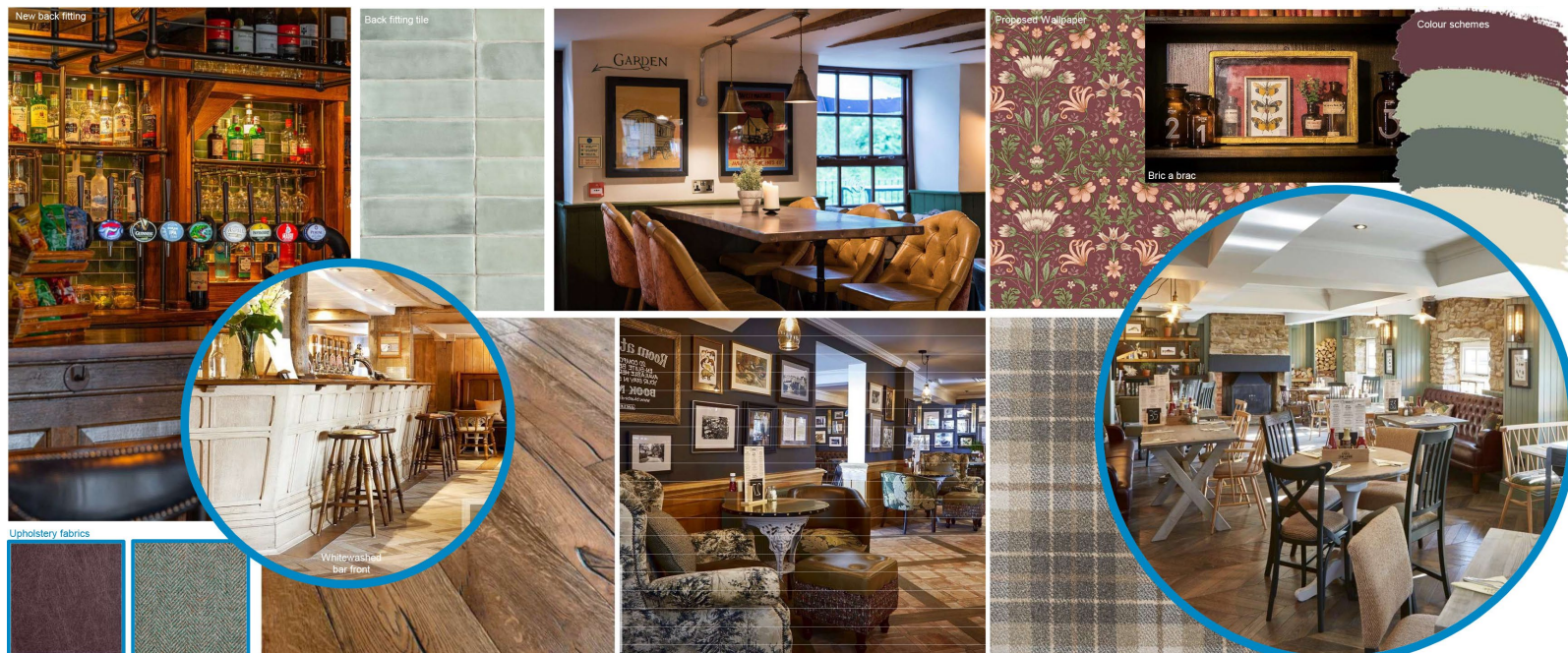
Coffee:

- Coffee can be offered, attracting daytime visitors and non-drinkers, broadening the pub's appeal.

Events:

- The pub will offer live sports, quizzes, live music and host events catered to customer demand. These events will create a vibrant atmosphere and will drive a healthy rhythm of the week.

Internal Mood Board



Internal Mood Board





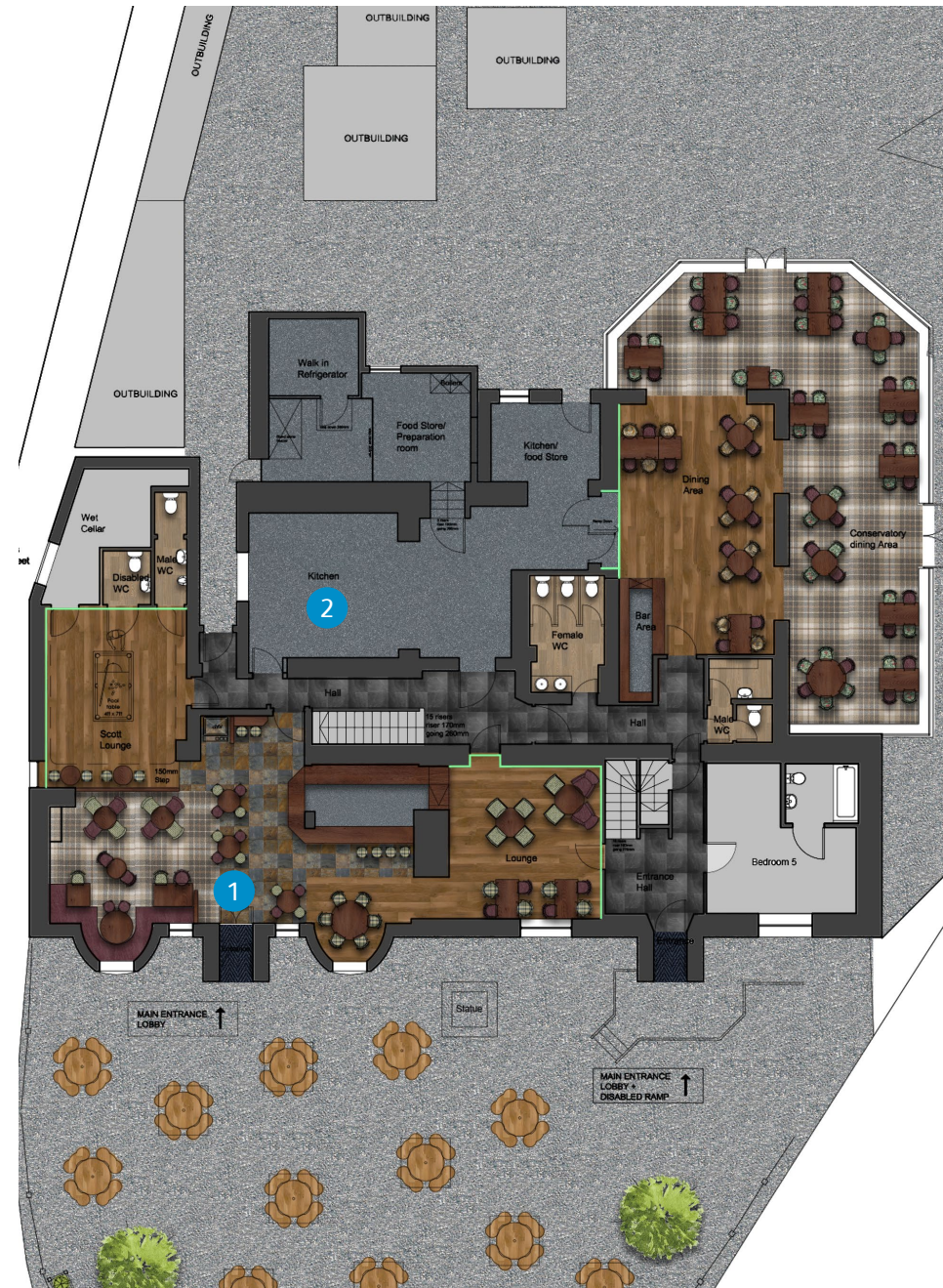
Floor Plans & Finishes

1 General Trade Areas:

- Existing floor finishes to be retained.
- Full redecoration throughout.
- Retain bar front and back bar, sand and repolish.
- Upgrade back bar with tiling finish.
- Recover existing fixed seating.
- New loose tables and chairs throughout. (Lessee)
- New drink shelf.
- Service existing fire.
- New bric-a-brac. (Lessee)
- New TVs. (Lessee)
- New lighting.

2 Kitchen:

- Replace existing defunct kitchen equipment.



Floor Plans & Finishes

3 Trade Area – Conservatory:

- Retain existing flooring and carpet.
- New back bar fitting.
- Full decoration throughout.
- New cosy roof system.
- New lighting.

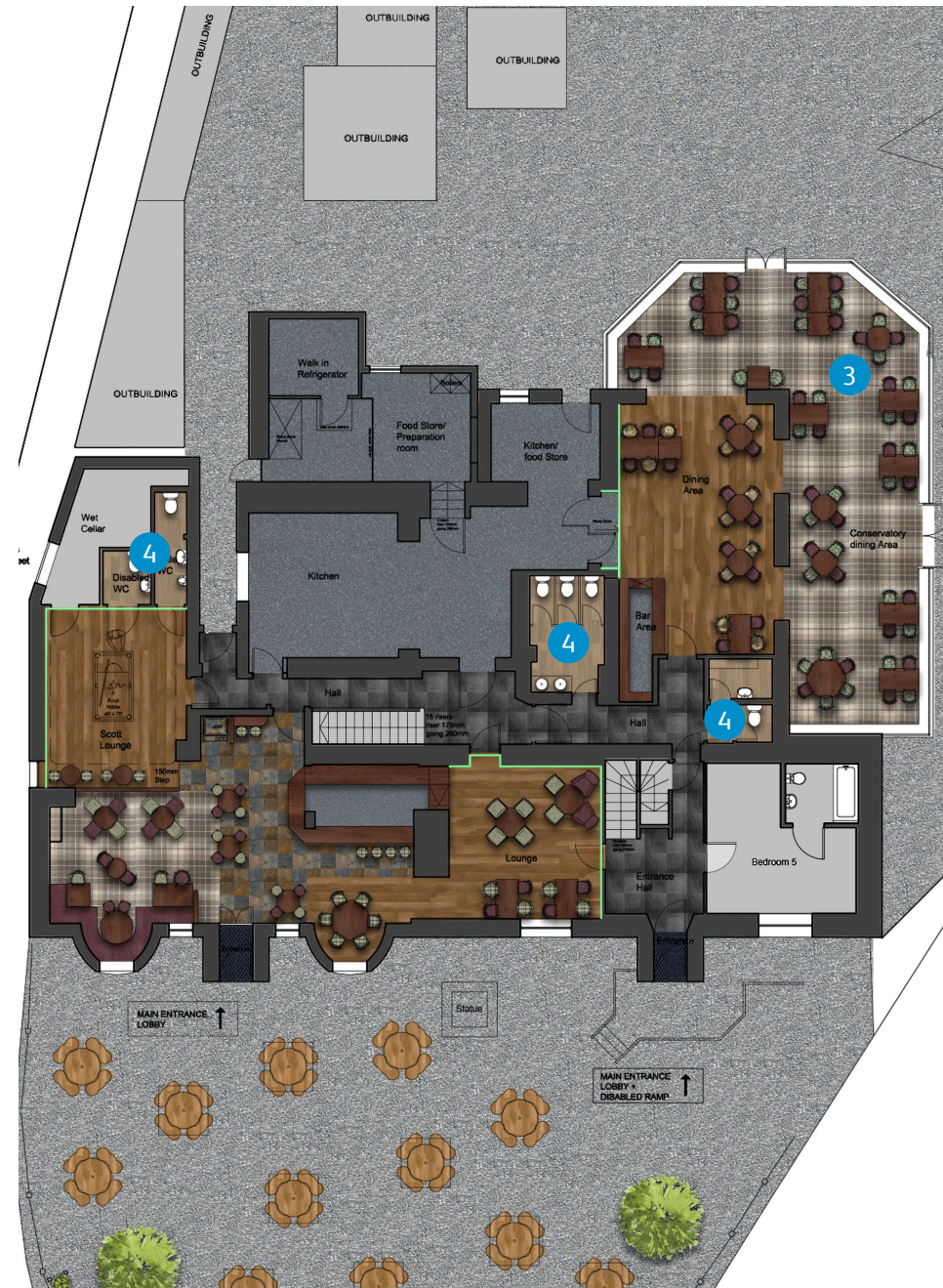
4 Customer Toilets:

Male:

- Retain existing sanitaryware.
- New flooring.
- Retain existing lighting.
- Redecoration to painted surfaces.

Female:

- New flooring.
- Retain existing sanitaryware.
- Replace taps to non-concuss.
- Retain existing lighting.
- Redecorate all existing pre-paint surfaces.



Signage and external works:

- No external works required.





● Clovenfords Hotel, 1 Vine Street, By Gala, TD1 3LU ●