

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**Commercial premises at
14 Princes Street, Hawick,
TD9 7AY**

Offers Over £80,000



Offered onto the market at the convenient location of 14 Princes Street, Hawick is large, ground floor, commercial unit previously trading as the successful business Porter's Porches & Conservatories LTD. The property consists of an entrance hallway, showroom with large functioning sliding doors, an office, kitchen, WC, further hallway with shelving, a garage and a cellar which provides fantastic storage facilities.



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INTERNAL

Showroom: 4.80m x 2.23m

Entrance Hallway: 4.80m x 2.23m

Office: 4.80m x 3.90m

WC: 2.05m x 1.22m

Kitchen: 3.71m x 1.75m

GARAGE

Garage with electric door: 5.19m x 3.71m

Entrance to cellar

Cellar: 5.85m x 4.72m (at widest points)

EXTERNAL

Private parking - the yellow hatched area of road as shown in the photographs is owned by the premises.



Situation:

The central Borders town of Hawick is very well placed for access to all the other towns in the region. As Edinburgh city centre is easily accessible via the A7 and A68 by road and the new Waverly Rail Link to Tweedbank can be reached in around 30 minutes, the commuter is increasingly seeking out the Scottish Borders region as an ideal location in which to settle for a quality lifestyle with a quieter pace and houses at a more affordable price. Hawick has an excellent variety of shopping, leisure, recreational and sports facilities. The area is renowned for its beautiful scenery, offers numerous activities for those with an interest in sporting or leisure pursuits and is steeped in a sense of history and tradition.

Description:

Offered onto the market at the convenient location of 14 Princes Street, Hawick is large, ground floor, commercial unit previously trading as the successful business Porter's Porches & Conservatories LTD. The property consists of an entrance hallway, showroom with large functioning sliding doors, an office, kitchen, WC, further hallway with shelving, a garage and a cellar which provides fantastic storage facilities. The showroom is bright and spacious and benefits from being street facing which allows for great advertising / branding potential that is incredibly eye-catching from the roadside. Neutrally decorated with sizable rooms throughout, as per the measurements on Page 2, the premises would be suitable for a variety of business needs and early viewings are therefore highly recommended.

Fixtures and Fittings:

All floorcoverings, curtains, light fittings, kitchen fittings and bathroom fittings are to be included within the sale.

Services:

Mains water and drainage, electricity, CCTV and alarm system.

EPC:

F

Viewings:

Strictly by appointment with the selling agent. Please call Cullen Kilshaw Hawick on 01450 372336 to arrange an appointment to view.

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Rateable Value:

£3,800

Photographs:

Updated exterior photographs will be available at our earliest opportunity when the weather has improved.

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