

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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55 High Street, Hawick,

TD9 9BP

Guide Price: £125,000.



A fantastic opportunity has arisen for a developer or business owner to purchase this exceptionally spacious commercial unit located in the middle of Hawick High Street. The premises benefits from heavy on street footfall and internally extends over five floors, including a lower ground floor level. Previously utilised as a Solicitor and Estate Agency office, this would be perfect for a developer or those who are looking to open a very well positioned commercial premises on Hawick High Street. Viewings come highly recommended in order to fully appreciate.



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INTERNAL

Lower ground floor - large basement

Ground floor - Showroom/reception areas, hallway, storage cupboards, kitchen, meeting room/office, male and female WC's

First floor - landing, four well proportioned offices

Second Floor - landing, four offices and storage cupboard

Third floor - landing, two offices and storage cupboard

EXTERNAL

Rear courtyard with access to private parking

CONDITION

The premises is brought to the market in need of some remedial works throughout.



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:

A fantastic opportunity has arisen for a developer or business owner to purchase this exceptionally spacious commercial unit located in the middle of Hawick High Street. The premises benefits from heavy on street footfall and internally extends over five floors, including a lower ground floor level. The majority of premises similar to this have been developed to provide a retail space on the ground and lower ground floor with three residential apartments above. Previously utilised as a Solicitor and Estate Agency office, the property internally consists of a large showroom/reception area, hallway, meeting room, kitchen, male and female WC's and ample storage facilities on the ground floor as well as a large basement on the lower ground level - perfect for additional storage space. Moving upward, 55 High Street comprises of four well proportioned offices on the first floor, four offices plus storage cupboard on the second floor and two offices plus storage cupboard on the third floor. In addition to the fantastic internal space, there is also an external courtyard to the rear as well as access to private parking. Overall, this would be perfect for a developer or those who are looking to open a very well positioned commercial premises on Hawick High Street. Viewings come highly recommended in order to fully appreciate.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

Services:

Mains electricity, water and drainage

EPC:

Pending

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336

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:

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £10,100 effective 1st April 2017. The uniform business rate for the current year is 49 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

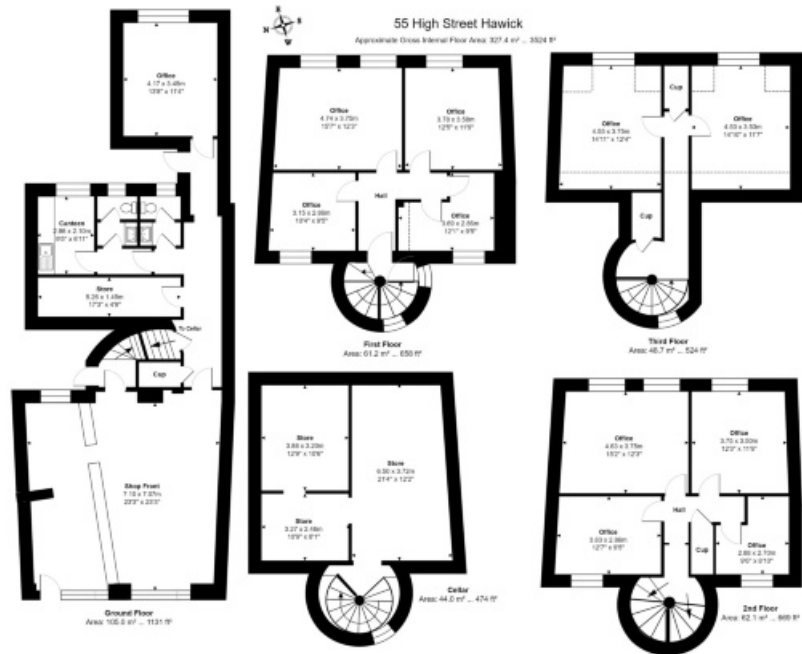
Legal Costs:

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

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Unless each element has been made to check the accuracy of the floor plan measurements. Measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser is advised. The architect, surveyor and quantity surveyor have taken best care and to guarantee the floor plan is as shown.



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Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.