



Commercial Premise: 7A Oliver Place

Hawick, TD9 9BG



Conveniently located in a prominent town centre position with a high level of footfall, 7A Oliver Place is a ground floor commercial premise which has operated as a crafts store under the same ownership for the last 32 years. The property internally comprises of the spacious shop floor, store room, kitchenette and WC area to the rear. There is also a door at the back of the building which provides access to croft lane. The property is in need of a degree of cosmetic upgrading which provides the purchaser with an opportunity to put their own stamp on things.



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Location

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.

Rateable Value

According to the Scottish Assessors website (www.saa.gov.uk) the subjects have been entered into the valuation roll at £5,600 as of 1st April 2023.

Services

Mains gas, electricity, water and drainage.

Fixtures & Fittings

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

EPC

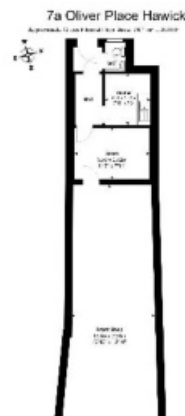
Pending

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.



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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.

Full members of:

