



BANNERMANBURKE

PROPERTIES LIMITED

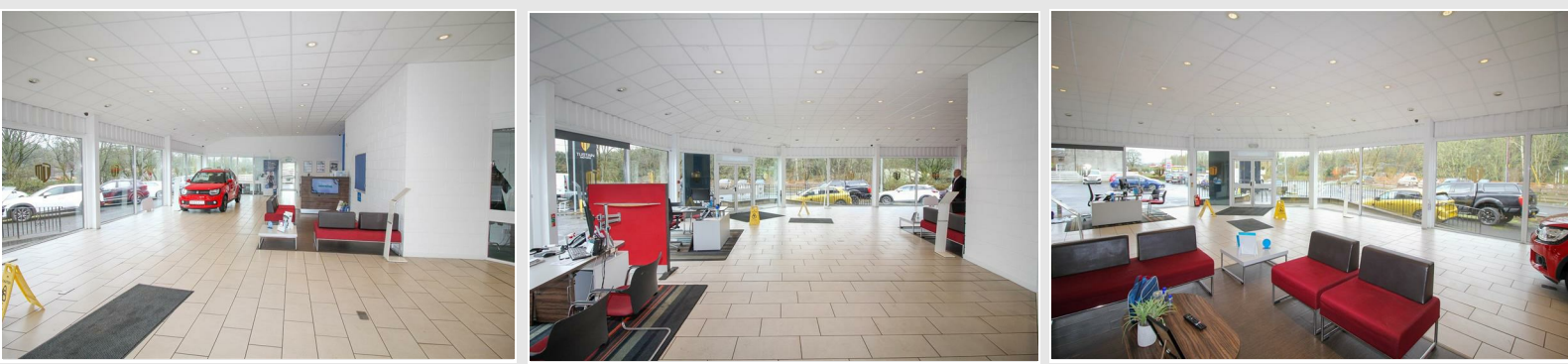


**Weensland Motor Garage Weensland Road, Hawick, TD9 8LA
Offers In The Region Of £425,000**



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- COMMERCIAL BUILDING FLOOR SPACE OF OVER 620 SQUARE METRES (6675 SQUARE FT) ■ LAND SITE OF APPROXIMATELY 1.2 ACRES ■ LARGE MODERN SHOWROOM ■ MULTIPLE OFFICE SPACES ■ WORKSHOPS & VALETING BAYS WITH MULTIPLE VEHICULAR ACCESS ROLLER DOORS ■ DISABLED ACCESS & WC FACILITIES ■ GAS CENTRAL HEATING ■ PROMINENT HIGHLY VISABLE LOCATION, PERFECT FOR PASSING TRADE ■ IDEAL LOCATION AND SIZE FOR FURTHER COMMERCIAL OR RESIDENTIAL DEVELOPMENT

The Weensland Motors property is a unique business and development opportunity in the popular central Scottish Borders town of Hawick. With an imposing frontage on the main road, providing a highly prominent trading location, the property is currently trading as a car sales and repairs business. The building boasts approximately 620 square metres of floor space and comprises of a substantial showroom, offices and WC facilities, with expansive workshop space to the rear with 8 access roller doors. The plot itself extends to 1.2 acres, which would lend itself to further expansion or residential development.

The Town

Known for many years as The Queen of the Borders, and situated at the confluence of the Rivers Slitrig and Teviot, Hawick is the largest of the Border towns. Frequent winners of national floral awards, and famous world-wide for its quality knitwear, Hawick is part of The Cashmere Trail and is the major centre for the industry in the Borders. There is a good range of shops, primary and secondary schooling. Hawick boasts the award winning Wilton Lodge Park which lies on the River Teviot, extending to some 107 acres, with many walks, recreational facilities, walled garden, Hawick Museum and Scott Gallery. The town is also famous for rugby, and has the benefit of a range of sporting and Leisure Centre facilities including many fine golf courses throughout the area. Many events are held in the town during the year, including the annual Common Riding.

Travel

Selkirk 12 miles, Jedburgh 14 miles, Kelso 21 miles, Galashiels

18 miles, Melrose 19 miles, Newtown St Boswells 19 miles, Carlisle 44 miles, Edinburgh 55 miles, Newcastle 60 miles

The A7 provides a through-route to Edinburgh and south to Carlisle and the M6. Rail links are available at Berwick-Upon-Tweed, Carlisle, Tweedbank and Edinburgh. The nearest International Airports are located in Edinburgh and Newcastle.

The Property

The property is located on the outskirts of Hawick on Weensland Road, which is a main road in/out of town, towards Newcastle, Berwickshire and other Borders towns. The main building is entered from the front into a large modern showroom which includes a bright and welcoming customers area, reception and access to WC facilities and private offices. The showroom has large windows which are full height with powder coated aluminium frames, and the flooring is concrete with ceramic tile finish. Towards the rear of the property is the garage, valeting bay, parts store and workshops, with 8 roller shutter doors for vehicular access for many vehicles. There is also a large store room, with stairs leading up to a generous size mezzanine level offering further storage space. The gas central heating is by way of a combi boiler located in the store room.

Age and Construction

The building was erected in 1991 and are of single storey steel portal frame construction clad with profile sheeting beneath mainly gutterless metal deck roof incorporating translucent panels.

Externally

The site extends to approximately 1.2 Acres. To the West of the property there are around 61 tarmac display spaces, depending on the configuration/size of vehicles. 50 of these are within the main part of the site with 11 being on the north side of Weensland Road. There is also a large area of ground to the east side of the building with separate access by way of steel gates and bound by hedging. The land included would lend itself to further commercial use or residential development (Subject to local planning).

Fixtures and Fittings

All floor coverings, lights and blinds are included in the sale. Some garage and mechanical equipment may be available under separate negotiation.

Services

The property is serviced by mains water, drainage, electricity and gas.

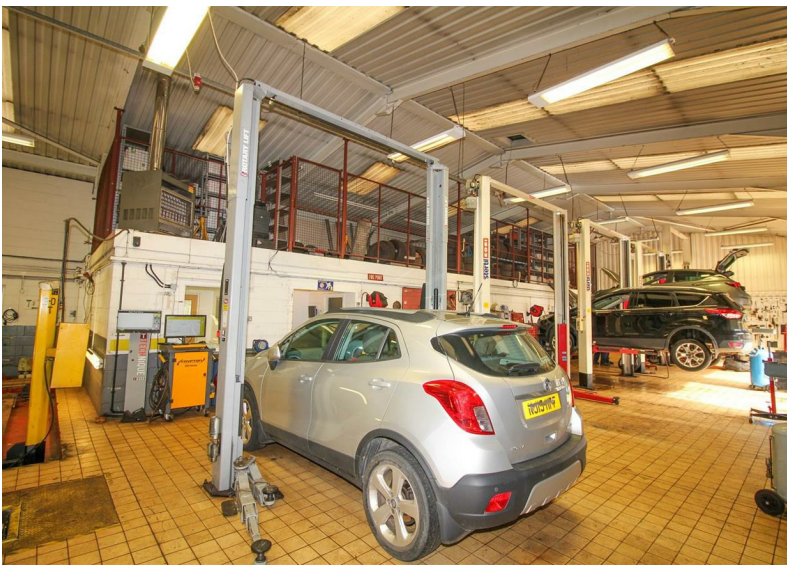
Further information

The current rateable value is currently stated as £31,000pa

EPC Rating G

Freehold

Business Premises for sale only (On going business unavailable)



Offers:

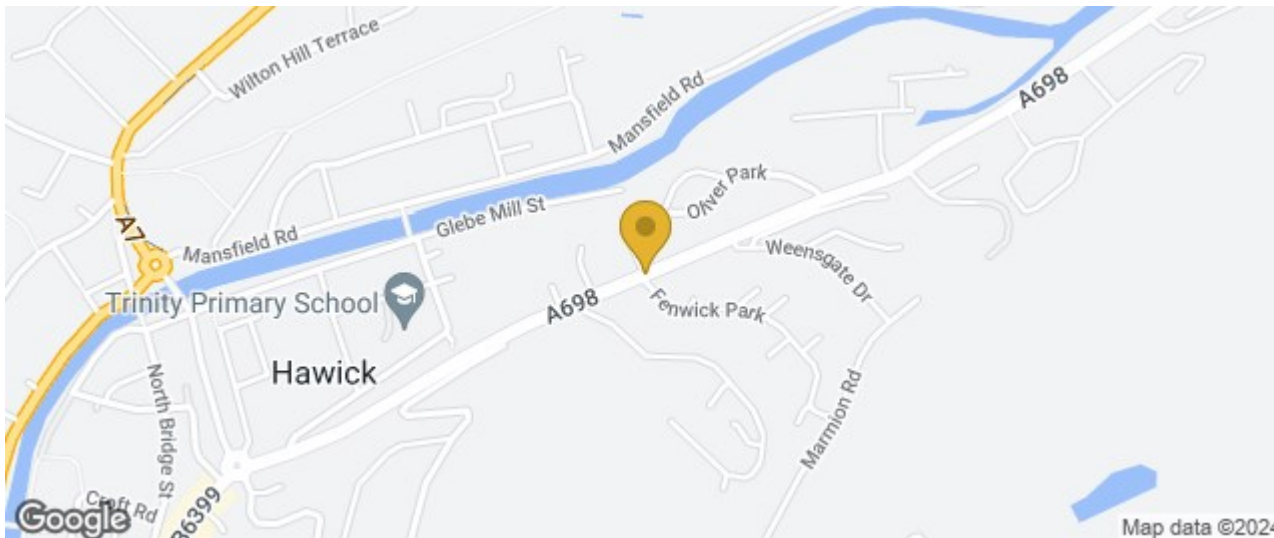
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

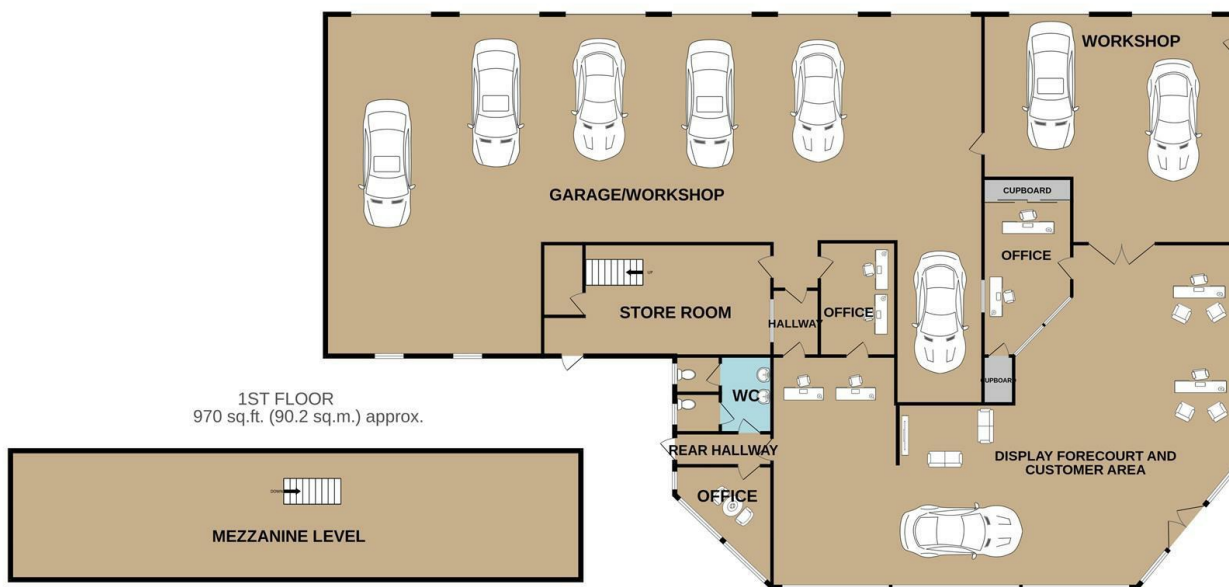
Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



GROUND FLOOR
5683 sq.ft. (528.0 sq.m.) approx.



TUSTAIN MOTORS, WEENSLAND ROAD, HAWICK
TOTAL FLOOR AREA : 6654 sq.ft. (618.2 sq.m.) approx.

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