



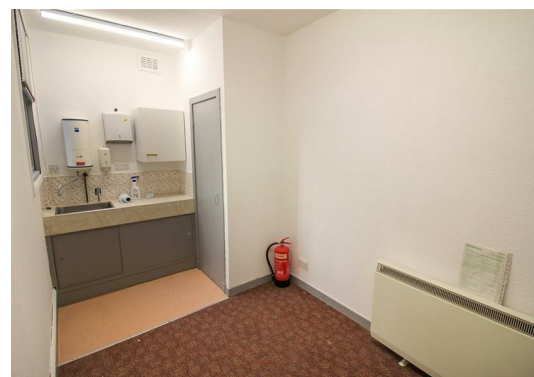
BANNERMANBURKE

PROPERTIES LIMITED



30 High Street, Hawick, TD9 9EH Offers In The Region Of £117,000

Investment opportunity. Commercial office or shop space located in an excellent High Street location in the heart of town with ample passing footfall. Recently upgraded to a good standard, the property offers a front shop with a separate cloakroom/WC and staff area with small Kitchen. Electric storage heating., The shop is currently tenanted with a 3 year lease in place at £8,400PA.



Hawick Distances

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

Centrally located ground floor commercial unit that could be used for a variety of purposes due to its size and location. The shop is currently trading as an art and furniture outlet.

Front Shop

8.17 x 4.00

Neutral décor and large shop frontage. Electric heater. Carpet flooring and ample sockets and switches. Telephone point.

WC

1.56 x 1.60

To the rear. Two piece suite of wash hand basin and WC. Wall mounted water heater and storage heater. Window to rear.

Kitchen and Staff Area

3.97 x 2.09

Window to the rear. Electric heater. Neutral décor. Storage cupboard and small kitchen area with sink and water heater and storage.

OTHER INFORMATION

100% Council Rates Relief applicable.

Current inco

3 Year lease



30 HIGH STREET, HAWICK

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2021

Important:

You may download, store and use the material for your own personal use and research. You may not republish, re transmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. Bannerman Burke Properties Ltd copyright must remain on all reproductions of material taken from this website.

28 High Street, Hawick, TD9 9EH T. 0800 1300 353 F. 0145 0378 525 E. property@bannermanburke.co.uk

