



BANNERMANBURKE

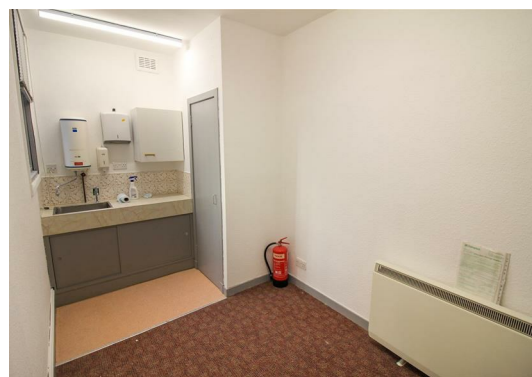
PROPERTIES LIMITED



30 High Street, Hawick, TD9 9EH

Offers In The Region Of £75,000

Investment opportunity. Selling with tenants in place. 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.



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.

Front Shop

26'9" x 13'1" (8.17 x 4.00)

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

WC

5'1" x 5'2" (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

13'0" x 6'10" (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

The property is currently tenanted for £6000pa with a 3 year lease in place ending October 2027. Option to extend thereafter. Lease conditions available upon request.

Currently trading

100% Commercial



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

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