



BANNERMANBURKE

PROPERTIES LIMITED

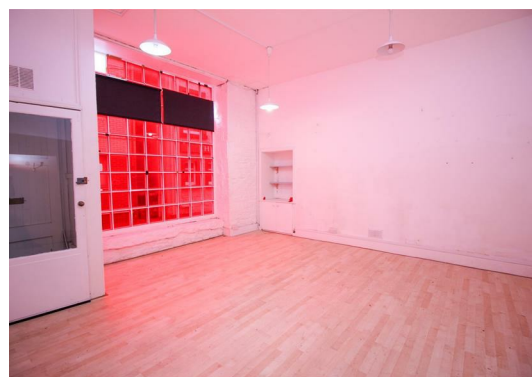
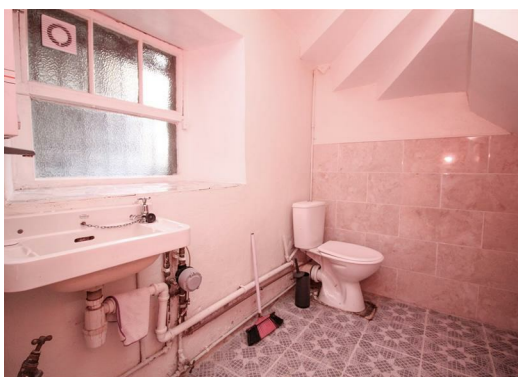
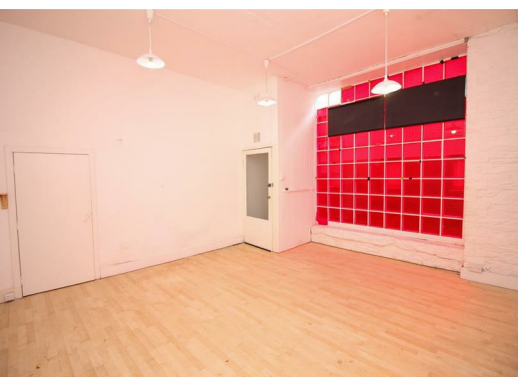


12 Baker Street, Hawick, TD9 9BW

Offers In The Region Of £30,000

- OFFICE/STUDIO SPACE
- CENTRAL LOCATION
- PRIVATE WC
- ON STREET PARKING NEARBY
- POSSIBLE LONG TERM LET IF REQUIRED

Viewing comes highly recommended of this ground floor commercial space in a central location of the town, close to all local amenities. Previously used for office and storage, but ideal for studio or workshop use also. Private WC and additional storage.



THE PROPERTY

Located towards the bottom of Baker Street, on the ground floor, the property is entered into a small vestibule, which opens into the main office area. The office/studio is spacious (26 square metres) and bright with a large panelled window to the front. The flooring is laminate wood effect, with neutral décor throughout and several ceiling light fittings. To the rear of the property is a WC, with toilet and wash hand basin. Hot water is supplied from an instantaneous water heater above the sink.

Room Sizes

MAIN OFFICE - 4.75 X 5.47

WC - 2.19 x 1.94

Sales & Other Information

The unit is currently exempt from commercial business rates.

The owner would consider letting out the property on a long term basis if required.

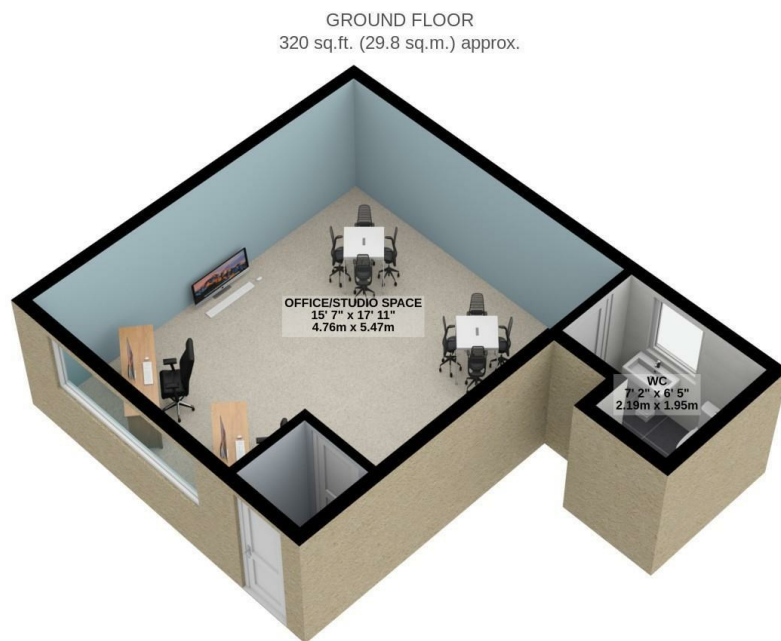
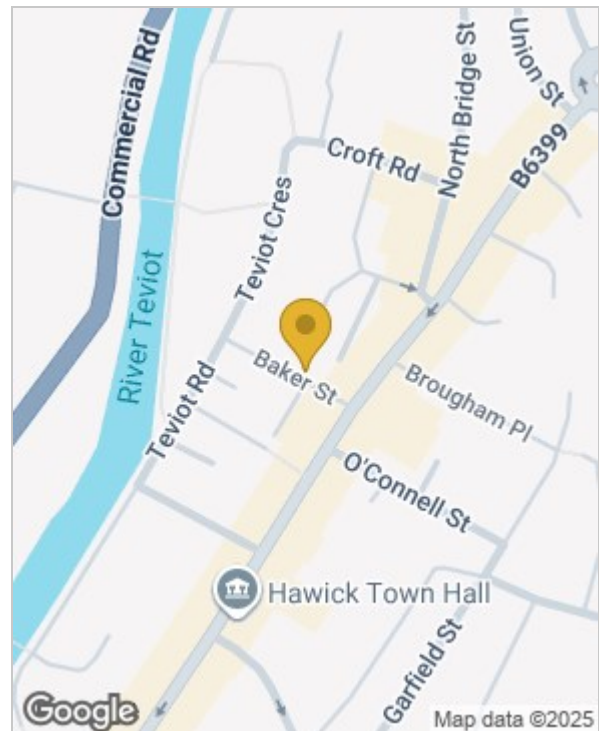
Fixture and Fittings

All floor coverings and light fittings included in the sale.

Services

Mains water (metered) and electricity.

BT connection for phone and Broadband service.



12 BAKER STREET, HAWICK

Important:

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