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6 HIGH STREET, HAWICK TD9 9EH
RETAIL INVESTMENT OPPORTUNITY

EPC: G
OFFERS AROUND £65,000

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An excellent investment opportunity to purchase a spacious self-contained ground floor retail unit in a prime town centre position with window frontage to the High Street, the principal retail street in the town. Currently occupied by a successful knitwear business.

LOCATION:

6 High Street is located on the West side of the High Street which is the main route through the town, close to the Heart of Hawick and Borders Textile Tower House which brings an abundance of tourism trade to Hawick. A frequent winner of national floral awards, Hawick is the largest of the Border towns and internationally famous for fine quality knitwear. Hawick has a long and colourful history which can be traced back to the 12th century, when King David I granted land to a Norman family, the Lovels. Today Hawick is part of the Textile Trail and the major centre for the industry in the Scottish Borders, and is one of the largest towns on the Scottish Borders with regular public transport from all areas into the town centre. Tweedbank is only 17 miles away and offers a rail link which has also had a positive impact on Hawick with more people visiting the area

DESCRIPTION:

The property comprises a large front shop with prominent window frontage facing onto the High Street with a glass door, allowing plenty light. The front shop is spacious, well-presented and open through to a hallway providing additional display space with doors to the washroom, kitchen and leading into further showroom space at the rear with an external door to rear. The washroom comprises low level wc and wash hand basin with a window facing to the rear. The property also benefits from a small kitchen with wall and base units and stainless-steel sink with drainer.

FLOOR AREAS:

Front Shop: 31.82 sq. m (342 sq. ft.)
Mid Shop: 11.13 sq. m (120 sq. ft.)
Rear Shop: 24.66 sq. m (265 sq. ft.)
Kitchen: 2.14 sq. m (23 sq. ft.)
Total 69.75 sq. m (751 sq. ft.)

RATEABLE VALUE: £4,850

SERVICES: Mains water, drains, and electricity.

EPC RATING: G. Interested parties wishing a copy of the EPC for this property can obtain one by request.

VIEWING: By appointment with Geo & Jas Oliver, W.S.

FURTHER INFORMATION: The property is a listed building.

IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. 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 plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.

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