



Geo. & Jas. Oliver W.S.

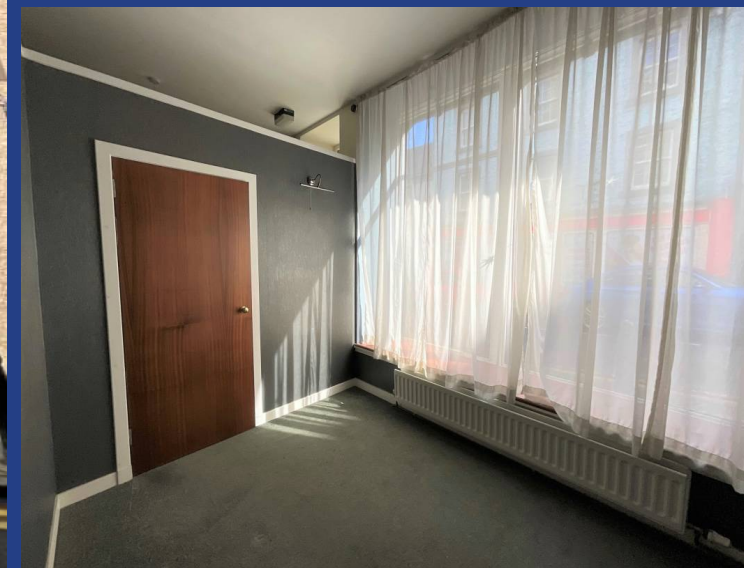
Solicitors & Estate Agents

13 High Street, Hawick TD9 9DH Tel: 01450 372791 E: solicitors@gandjoliciver.co.uk

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10 HOWEGATE, HAWICK TD9 0AB
GENEROUS GROUND FLOOR PREMISES WITHIN TOWN CENTRE

EPC:F
**OFFERS OVER £60,000/
TO LET £200 PER WEEK**

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10 Howegate, Hawick is a well-proportioned ground floor commercial property, located within an impressive C-listed building in the heart of Hawick's Conservation Area.

The premises comprise a generously sized studio with large window display frontage, two large office spaces and a separate toilet with wash hand basin set to the rear. Also to the rear is a door allowing access to a shared courtyard and an abundance of off-street, free of charge parking. The premises are in need of some cosmetic upgrading but are in good presentable order-ideally suited for a multitude of uses and anyone looking for a well-sized retail or office unit with ground floor convenience in an advantageous location.

ROOM SIZES:

Studio:8.15m x 3.70m
Front Office:3.45m x 3.00m
Rear Office:4.30m x 2.70m
WC:2.50m x 2.00m

The Howegate lies in the very heart of Hawick's designated development area. Hawick is a wonderful town steeped in a sense of history and tradition, set amidst the picturesque Scottish Borders countryside. Known as the Home of Cashmere, the town offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Leisure Centre, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. Hawick boasts a number of independent shops, public houses and bistros, as well as larger supermarkets and excellent schooling, and is also the venue for the famous annual Common Riding and popular Summer Festival. The town also offers opportunities for walking, cycling, football, horse-riding, fishing and other country pursuits and the surrounding Border towns are easily accessible, as are Edinburgh, Newcastle and Carlisle. The Borders railway has stops at Galashiels and Tweedbank, both just a 25-minute drive away.

EPC:F

RATEABLE VALUE: £4,250. The premises benefit from 100% relief through the Small Business Bonus Scheme subject to the owners' other commercial properties.

FIXTURES AND FITTINGS: The sale shall include all carpets, curtains, blinds, light and bathroom fittings, shelves and filing cabinets.

SERVICES: Mains water, drains, gas & electricity. Gas central heating. Double glazing.

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

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. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

INTERNET WEBSITES: All our properties can be viewed at www.gandjooliver.co.uk as well as www.onthemarket.com, www.rightmove.co.uk and www.propertywindow.com.

FREE PRE-SALE VALUATION: If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.

