



Geo. & Jas. Oliver W.S.

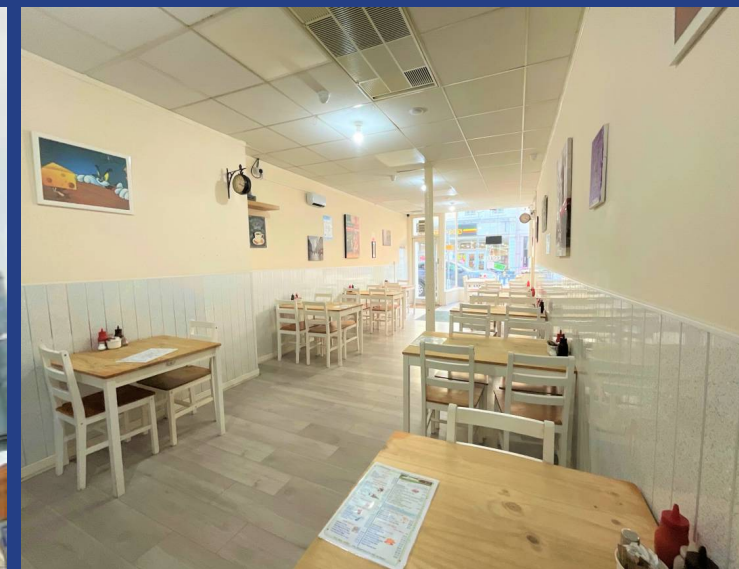
Solicitors & Estate Agents

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45 HIGH STREET, HAWICK TD9 9BU
CENTRALLY LOCATED COMMERCIAL PREMISES

EPC:G
OFFERS AROUND £130,000

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Freehold for sale only - Situated on the main, bustling High Street of Hawick, 45 High Street currently operates as a successful cafe business. Ideally placed for passing footfall, the generous premises comprise of a cafe/restaurant space catering for ten large tables; a well-maintained and high-functioning kitchen; an abundance of storage to the rear, as well as a convenient WC for customers. The property hugely benefits from the extensive window display frontage where the friendly and welcoming atmosphere can be witnessed by passers-by. A private garden can be accessed from the side of the premises.

Centrally positioned on the High Street of Hawick, which 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.

ROOM SIZES:

Cafe:12.00m x 3.55m
Kitchen:6.00m x 4.40m
Back Store:3.45m x 2.70m
WC:1.90m x 1.65m

EPC: G RATEABLE VALUE: £8,400.00. The premises benefit from 100% relief through the Small Business Bonus Scheme subject to the owners' other commercial properties.

LEGAL COSTS: Each party to bear their own legal costs. The Purchaser will be responsible for any LBTT and VAT associated with the purchase.

FIXTURES AND FITTINGS: Floor coverings and light fittings are included.

SERVICES: Mains water, gas, drains & electricity. Security alarm system.

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.

INTERNET WEBSITES: All our properties can be viewed at www.gandjoliver.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.

