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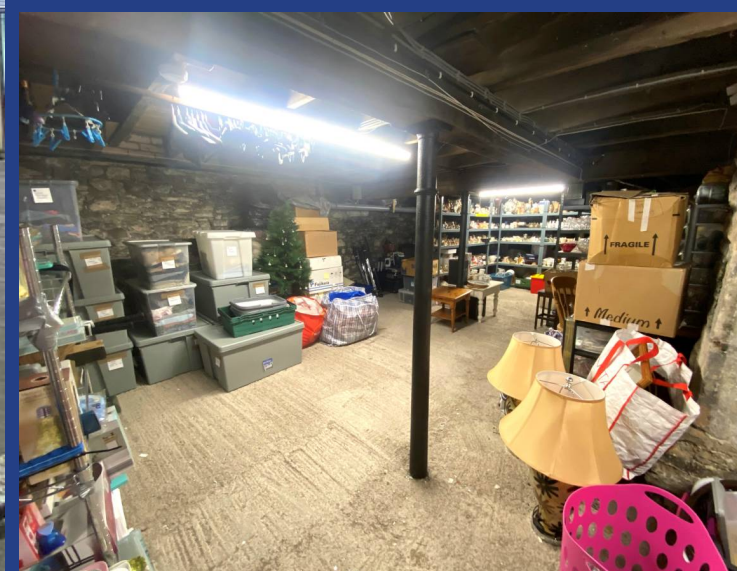


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SHOP PREMISES, 19 HIGH STREET, HAWICK, TD9 9BZ
SPACIOUS TOWN CENTRE SHOP WITH LARGE BASEMENT

EPC RATING A
OFFERS AROUND £50,000

19 HIGH STREET, HAWICK, TD9 9BZ OFFERS AROUND £50,000



Exciting opportunity to purchase a well located and spacious ground floor shop premises located on the heart of Hawick High Street with good passing footfall and large shop frontage.

LOCATION: 19 High Street is located close to the centre of the High Street which is the main route through the town, close to the Town Hall, 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 and well presented and offers access to a separate side room, small staff office and a corridor to the rear leads through to the WC, kitchen area and back room. Located beneath the property is an extensive cellar area, ideal for stock storage.

FLOOR AREAS:

Basement 13.42 x 6.22
Back Shop 3.50 x 5.00
WC 2.34 x 1.61
Front Shop 6.93 x 5.18
Side Room 3.05 x 3.10
Office 3.26 x 2.12

The estimated net internal floor areas are as follows:
Ground floor 821 sq.ft.
Basement 927 sq.ft.

RATEABLE VALUE: £7,000. The premises benefit from 100% relief through the Small Business Bonus Scheme subject to the owners' other commercial properties.

SERVICES: Mains water, drains, and electricity.

VAT: Unless otherwise stated, all prices and premiums quoted are exclusive of VAT which may be payable in addition.

LEASE: The premises are currently leased to a charitable organisation and further details can be provided to interested parties upon request.

EPC : Interested parties wishing a copy of the EPC can obtain a copy upon request.

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.

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