



**Geo. & Jas. Oliver W.S.**

Solicitors & Estate Agents

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**60 HIGH STREET, HAWICK TD9 9BP**  
**SPACIOUS GROUND FLOOR COMMERCIAL PROPERTY IN TOWN CENTRE**

**EPC: G**  
**OFFERS AROUND £95,000**  
**\*TO LET £250 PER WEEK**

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A wonderful opportunity has arisen to purchase these spacious, ground floor commercial premises set in a prime location on Hawick High Street, and benefitting from high passing footfall.

The premises comprise of a fantastic front show room of generous proportions with two large window display frontages, which then follows through to further accommodation comprising office, back office, small kitchenette and a w/c. To the side is a door allowing access to the shared rear courtyard. The premises were formerly used as a Solicitors office but are suitable for a multitude of uses, including as a cafe or restaurant, subject to obtaining planning consent.

The property is also available to let on a long term, full repairing and insuring lease subject to agreeing Heads of Terms

Hawick is a wonderful town steeped in a sense of history and tradition. Known as the Home of Cashmere, Hawick offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Teviotdale Leisure Centre, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. The town boasts a number of independent shops 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 area offers opportunities for walking, cycling, horse riding and fishing, and the surrounding Borders towns are

easily accessible, with the Borders railway only a 25-minute drive away.

**EPC: G RATEABLE VALUE: £8,100**

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, drains & electricity.

**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.gandjooliver.co.uk](http://www.gandjooliver.co.uk) as well as [www.onthemarket.com](http://www.onthemarket.com), [www.rightmove.co.uk](http://www.rightmove.co.uk) and [www.propertywindow.com](http://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.



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