



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

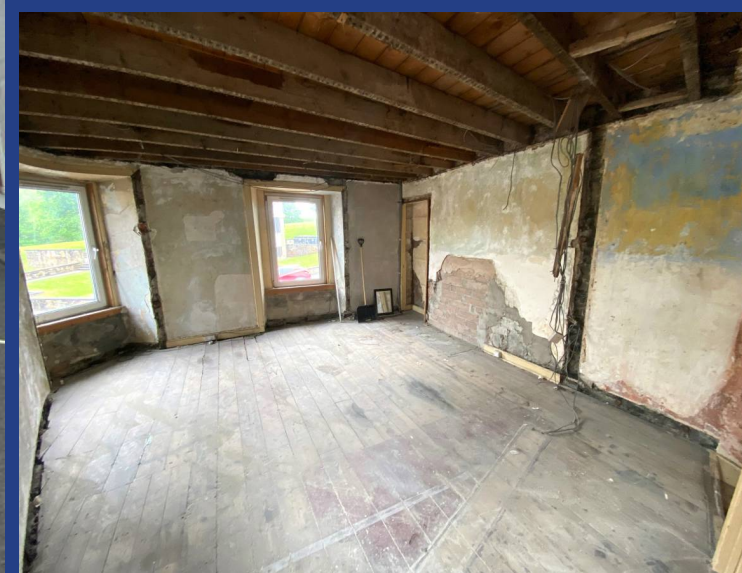
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**1 DRUMLANRIG PLACE, HAWICK, TD9 0AY**  
**SHOP PREMISES WITH RESIDENTIAL POTENTIAL**

**OFFERS AROUND £65,000**  
**OR TO LET £150 PER WEEK**

# 1 DRUMLANRIG PLACE, HAWICK, TD9 0AY

## OFFERS AROUND £65,000 OR TO LET £150 PER WEEK



This is an excellent opportunity to re open a previously thriving corner shop at the heart of the "West End" community. The property also presents a multitude of other commercial uses. There is also enormous scope to convert the three-storey building to residential use if the necessary planning consents were obtained.

### LOCATION:

The property is located on the corner of the Loan and Drumlanrig Place in the sought after "West End" area of Hawick. There is regular public transport into the town centre and a lot of through traffic making the shop the ideal place for a corner shop. Drumlanrig Primary and Hawick High School are within the catchment area providing a high degree of education. The Motte park is located directly opposite and the award-winning Wilton Lodge Park only a short walk away. Hawick boasts a variety of shops and recreational pursuits such as an 18-hole golf course with popular Clubhouse, offering bar and restaurant amenities which is within walking distance, tennis, countryside walks and fishing. The surrounding Border towns are easily accessible as are Edinburgh, Newcastle and Carlisle. Tweedbank is only 17 miles and offers a rail link to Edinburgh, ideal for city commuters.

### DESCRIPTION:

The main door leads into the shop area with sink, large cupboard and a side internal door which leads into the porch. The porch has an external door to side of the property onto Drumlanrig Place and an internal staircase which leads up to the first floor. The first floor has three double glazed windows looking down the Loan and a staircase to second floor. The second floor has two double glazed windows and a plumbed in toilet.

**RATEABLE VALUE:**£2,600

**SERVICES:** Mains water, drains, gas and electricity. 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.

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