

To Let - Office 203

Heart of Hawick, Tower Mill, Kirkstile, Hawick TD9 0AE

Edwin
Thompson



Office 203

Heart of Hawick, Hawick TD9 0AE

A Modern Town Centre office with a good specification of finish, suited to a wide range of business applications on site, from individual to large businesses.

- Unit 203 - 24.62 sq m (265 sq ft)
- Within a Category A Lister former mill building
- Finished to good specification
- Coffee shop & 111 seat auditorium/cinema
- 4 ft Access, Communal Services

Guide Rent £8/ sq ft per annum

Ref. GL5489

Description

Heart of Hawick comprises a Category A Listed former mill building which dates to c. 1852.

The Mill was built by Messrs William Elliot and Sons Hosiery Manufacturers replacing an earlier mill on the site re-using much of the stone from the original building within the construction of the current structure. Tower Mill is supported by a single arch ridge spanning the Slitrig Water. Whilst this is a characteristic of many tide Mills in Europe it is not common the UK. It is reported to be the only Mill of this type in Scotland.

The building is of traditional whinstone construction incorporating droved sandstone ashlar dressings. It is of 'splayed' rectangular plan following the line of the road with a dual pitched roof. The pitched and hipped roof surfaces are clad with slate. Windows comprise 30 pane tilt and swing timber framed double glazed units.

The building was refurbished in 2006 to 2007 by Gray, Marshall and Associates to provide a coffee shop together with 111 seat auditorium/cinema, offices and meeting space.

The accommodation is finished to a good specification with finishes including:

- Modern glazed entrance foyer
- Raised access floors
- Intercom door entry system
- Common core providing accessible, male, female WC facilities, kitchen, cleaners cupboard and stores
- Cat 5/6 trunking
- Lift: 8 person automatic passenger lift

The units are finished to a good specification with a range of unit sizes. Smaller units will suit fledgling businesses, satellite offices and potentially individuals who have re-located during the pandemic or are no longer required to commute to city Offices who would prefer to have dedicated workspace away from home. The larger offices may suit businesses as they grow and expand and charities.

There is a car park at Kirkstile but this is currently limited to Disabled parking. There may be scope to reconfigure this to provide additional dedicated parking for the offices.

Areas

The office accommodation has been measured as follows:

Description		Availability	Sq m	Sq ft
Second floor	2.02a		23.53	253
	2.02b	✓	52.19	562
	2.02c	✓	24.62	265
	2.02d		24.64	265
	2.02e Meeting Room		27.96	301
	2.02f	✓	97.92	1,054
Third Floor	3.02a		30.12	324
	3.02b		50.82	547
	3.02c		24.62	265
	3.02d		24.64	265
	3.02e Kitchen		26.86	289
	3.02f		105.61	1,136
Total			513.53	5,526

E & oe measures taken from plan.

Location

The subjects are situated to the southern end of Hawick Town Centre at Kirkstile at the junction of Tower Dykeside, Towerknowe and High Street.

Hawick is located in the Teviot Valley at the River Teviot's confluence with Slitrig Water. The Town has the largest population of any settlement within the Scottish Borders with an estimated population of 13,610 according to the 2020 Mid-Year Population Estimates compiled by the National Records of Scotland, a decline of around 9.1% over the population recorded at the 2001 Census (14,850). The Town serves a relatively large rural hinterland.

Historically, Hawick prospered following the Industrial Revolution with a strong local economy based on the knitwear and textile industries. Following a sharp decline in the textile industries, aspects of the Hawick economy struggled to evolve in creating attractive alternative forms of enterprise.

The Town is identified as a re-generation priority with South of Scotland Enterprise and Hawick Partnership working with Scottish Borders Council to promote the areas potential aiming to create a sustainable environment to attract commerce and generate additional employment opportunities.

This building is set in a prominent trading position to the southern end of Hawick High Street. It sits perpendicular with the High Street fronting onto the High Street which is now a one-way system with traffic heading in a southerly direction towards the subjects.

This area is generally characterised by commercial units at ground level with residential accommodation above.



Services

Mains electricity, water and drainage.

Service Charge

A service charge will be payable in respect of the maintenance, upkeep and running of the common parts of the building and the estate. Further information available from the marketing agents.

Rateable Value

According to the Scottish Assessor’s Association Website Office 203 is assessed to a Rateable Value of £4,950 per annum effective from 01-Apr-2017.

The proposed rateable value as of 01-Apr-2023 is £2,600.

The Small Business Rates Relief Scheme (SBRR) currently provides up to 100% rates relief where the combined Rateable Value of all the occupiers business premises within Scotland is less than £15,000 (subject to application and eligibility). This Relief Scheme is reviewed annually but this threshold is correct for the 2021/22 financial year. If occupied separately we would anticipate that all units would fall below the £15,000 threshold.

Energy Performance Certificate

Available upon request

Satellite Navigation

For those with Satellite Navigation the Post Code is TD9 0AE

What3words

smuggled.disposing.views

Lease Terms

All offices are available to let by way of the equivalent of full repairing and insuring terms. Lease terms by negotiation and flexible licence agreement facilitating early entry may be available, subject to status.

Value Added Tax

Any prices are exclusive of VAT. Any intending purchasers must satisfy themselves independently as to the instances of VAT in respect of any transaction.

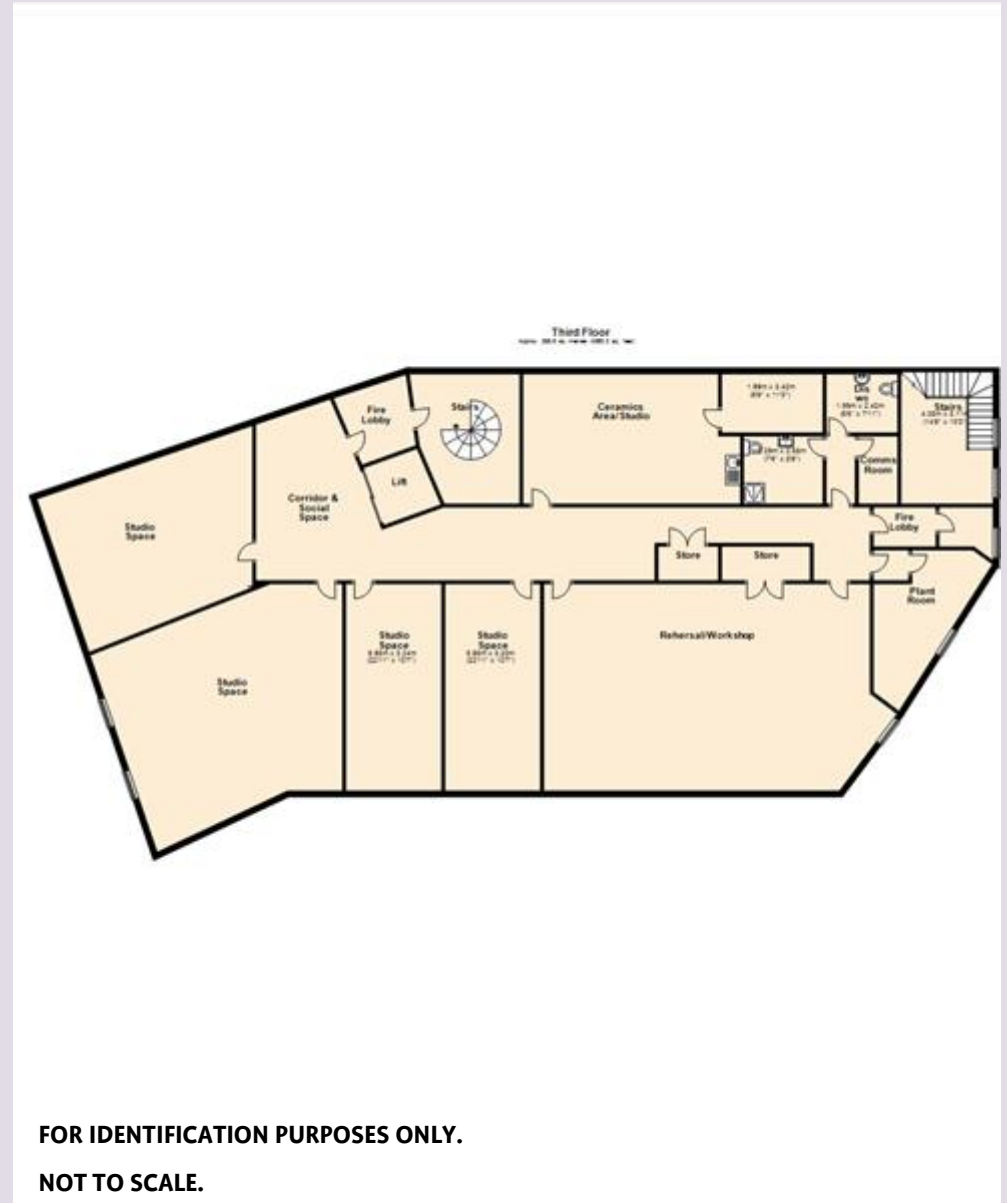
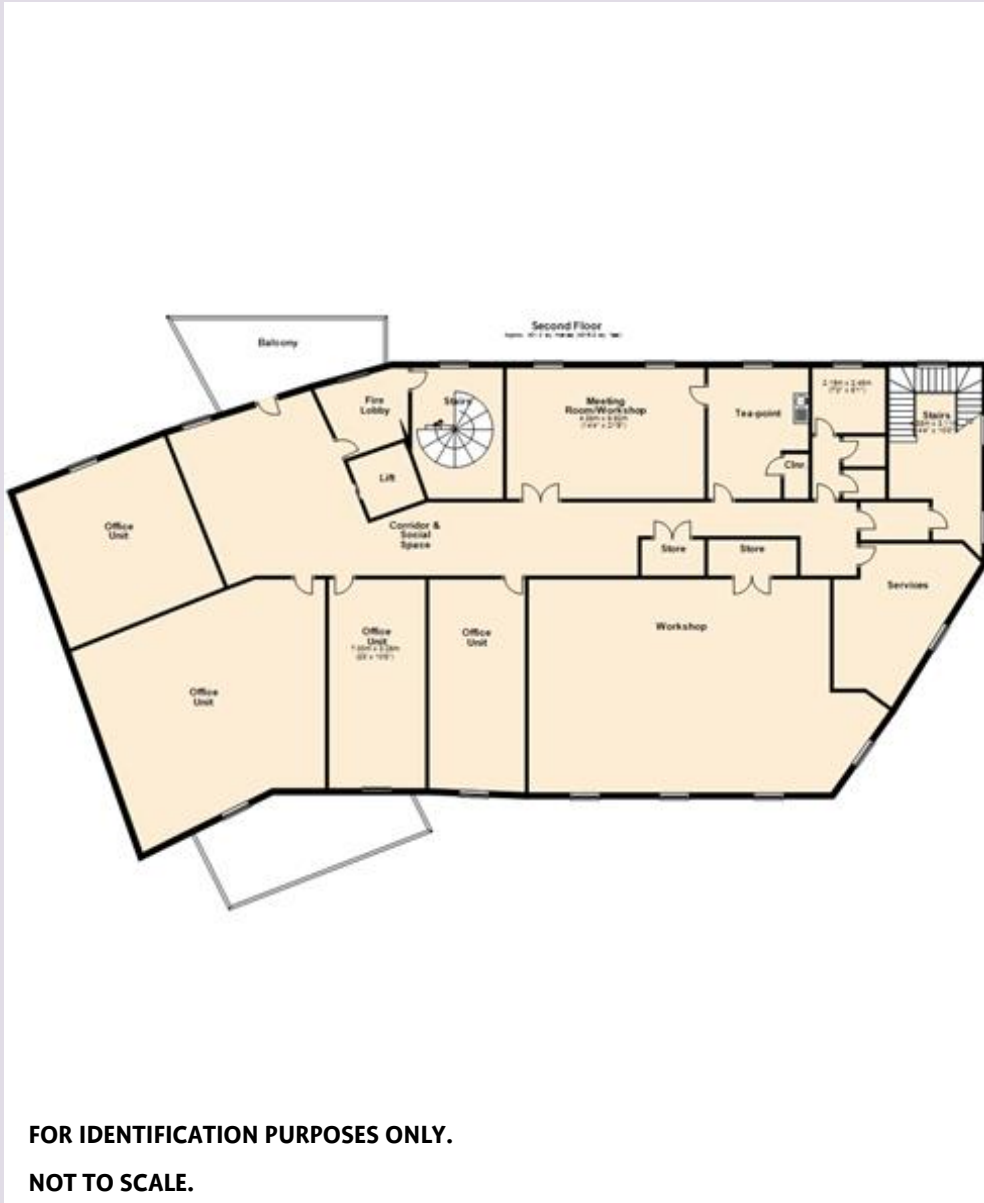
Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction.

Viewing

By appointment with the sole agents: Edwin Thompson, Chartered Surveyors
76 Overhaugh Street, Galashiels TD1 1DP
Tel. 01896 751300
Fax. 01896 758883
E-mail: s.sanderson@edwin-thompson.co.uk

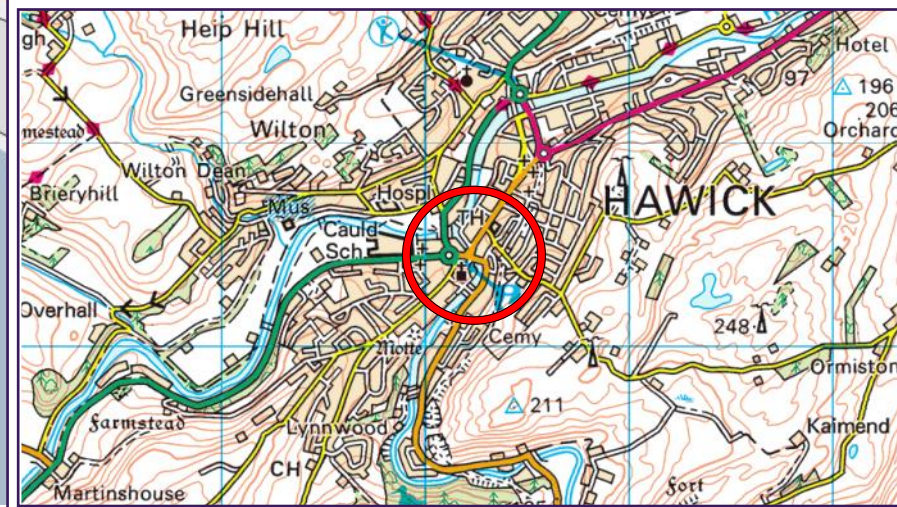
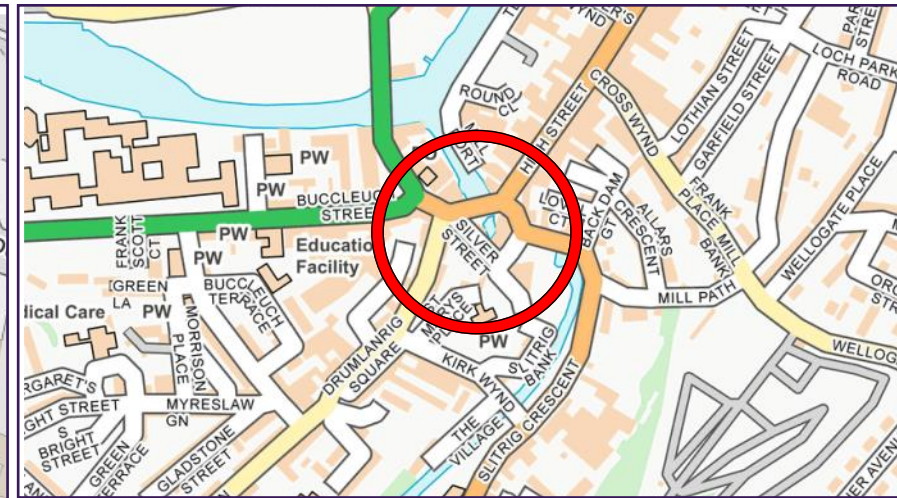
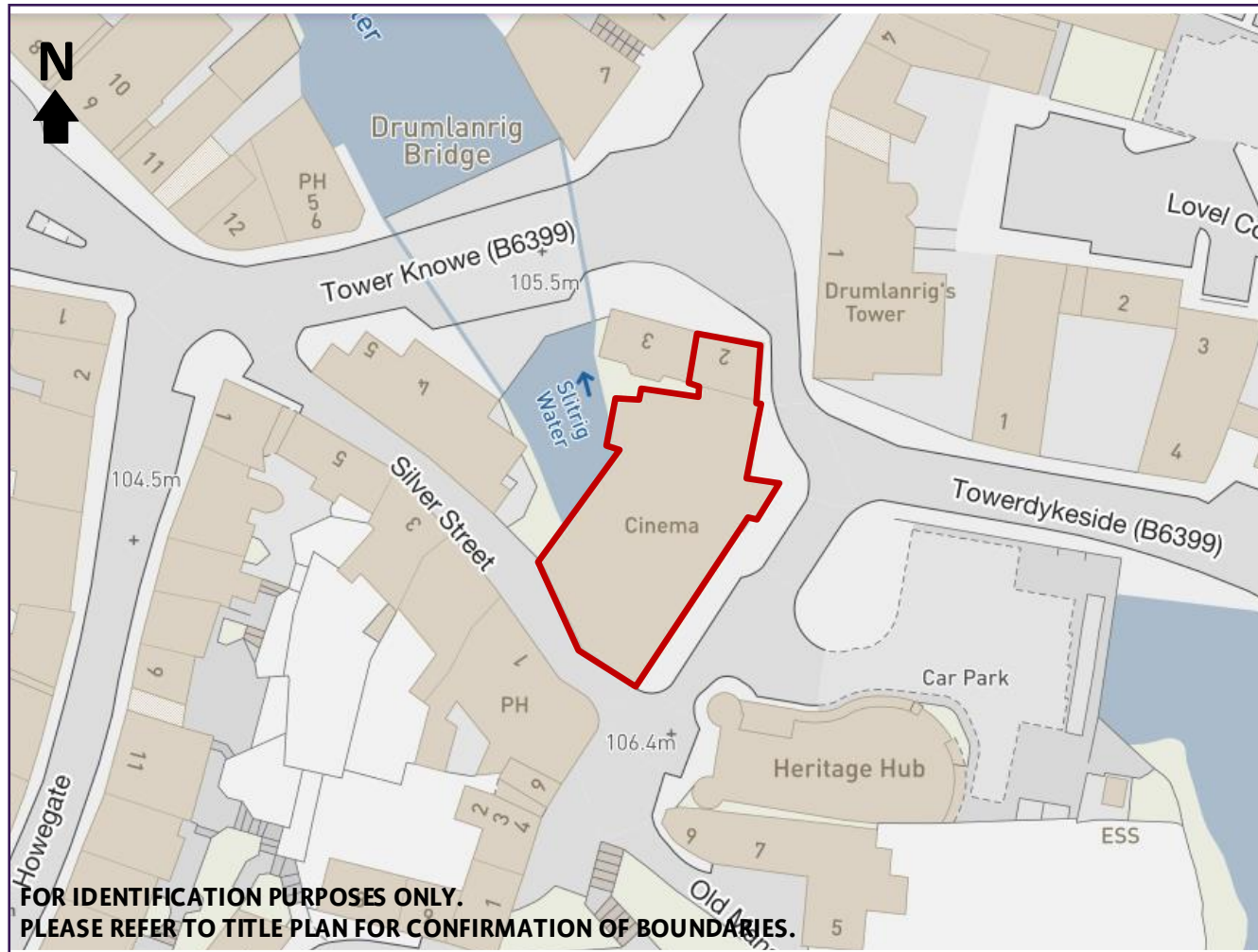




76 Overhaugh Street
Galashiels
Selkirkshire
TD1 1DP

T: 01896 751300
F: 01896 758883
E: galashiels@edwin-thompson.co.uk
W: edwin-thompson.co.uk

Edwin
Thompson



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Registered office: 28 St John's Street,
Kewick, Cumbria, CA12 5AF.

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