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**COMMERCIAL PREMISES, 7 BOURTREE PLACE, HAWICK, TD9 9HL
CLASS 3 CAFE/RESTAURANT PREMISES SOLD FULLY FURNISHED**

**EPC UPON REQUEST
OFFERS AROUND £55,000**

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We are pleased to bring to the market this immaculately presented ground floor commercial premises situated in the heart of town on the main road into Hawick. Recently upgraded throughout, the property has most recently been used as a hot food café (Class 3) and is sold with an abundance of furnishings/appliances included (inventory available)

LOCATION:

The property is located on the bustling main street towards the High Street which is the main route through the town on the one way system. 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. There is a seating area for 2-3 tables and a food preparation/service area with fridges and freezers. The kitchen is situated to the rear and has a variety of work surface areas and commercial appliances (see inventory) There is a double sink and newly installed extraction fan system in place. The back hallway provides access to a useful storage area and a handy cloakroom with two piece white suite. A door also leads out to a shared hallway with the shop next door offering additional storage space if so desired. CCTV is also a useful additional feature.

FLOOR AREAS:

Front Shop: 5.62 x 4.04
Kitchen: 2.70 x 2.97
Cloakroom: 1.51 x 1.04
Back Hallway
Storage Cupboard

RATEABLE VALUE: £3150 per annum. The premises may benefit from 100% relief through the Small Business Bonus Scheme subject to the owners' other commercial properties.

SERVICES: Mains water, drains, and electricity.

FIXTURES AND FITTINGS: The property is being sold as seen with all furnishing and appliances included. Inventory available upon request.
EPC RATING: G. Interested parties wishing a copy of the EPC for this property can obtain one by request.

VIEWING: By appointment with Geo & Jas Oliver, W.S.

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

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

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.zoopla.co.uk, www.primelocation.com 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.

