

Hawick
Call 01450 372336

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

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To Let - Commercial Premises
56 High Street, Hawick, TD9 9EE



56 High Street, Hawick presents an excellent opportunity to lease a prominent and expansive commercial unit arranged over ground and first floors, extending to approximately 192 sq m. Formerly occupied by Santander for many years, the property benefits from a strong trading history and a highly visible High Street position.

The ground floor provides a welcoming front reception / shop area with secure counters, along with two additional offices, making it particularly well suited to businesses requiring strong accessibility and customer-facing space.

The first floor comprises a further four offices, all enjoying excellent levels of natural light, together with a staff kitchen and separate male and female toilet facilities.

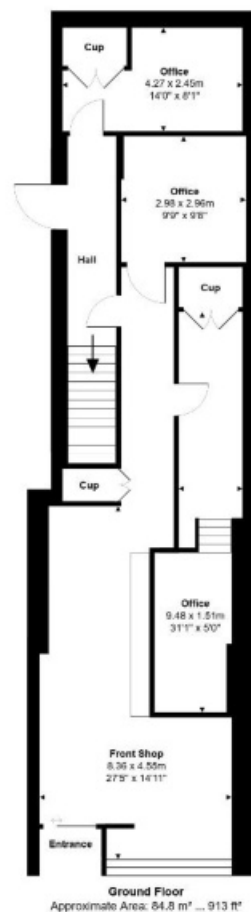
The accommodation is presented in good overall condition, while also offering an incoming tenant the opportunity to undertake their own fit-out works to tailor the space to their specific operational requirements.

This versatile and well-configured unit offers significant flexibility and would be ideal for a wide range of occupiers, including professional services, financial, retail, medical, or office-based businesses.

Rental Information:

The premises are available at a rental of £16,000 per annum (£1,333.34 per calendar month).

The landlord intends to offer a Full Repairing and Insuring (FRI) lease, with preferred terms of an initial lease period of 3 to 5 years, incorporating a break clause. These terms are, however, open to further discussion and negotiation. Immediate entry is available, and viewings are considered essential in order to fully appreciate the scale and potential of the accommodation.



56 High Street Hawick TD9 9HE

Approximate Gross Internal Floor Area: 192.0 m² ... 2067 ft²



1st Floor
Approximate Area: 107.2 m² ... 1154 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

PROPHOTO
SOLUTIONS

Situation:

Hawick, a central Borders town, is ideally located for access to surrounding towns and Edinburgh, which is easily reached via the A7 and A68 or the Waverley Rail Link from Tweedbank, approximately 30 minutes away. As a result, the Scottish Borders is increasingly popular with commuters seeking a high quality of life, a quieter pace, and more affordable housing. Hawick offers a wide range of shopping, leisure, recreational and sporting facilities, set within an area renowned for its scenic beauty, rich history and strong sense of tradition.

Viewings:

Strictly by appointment with the Letting Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

EPC:

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Services:

Mains electricity, water and drainage.

Rateable Value:

According to the Scottish Assessor's website (the subjects have a Rateable Value of £10,100 effective 1st April 2023). The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

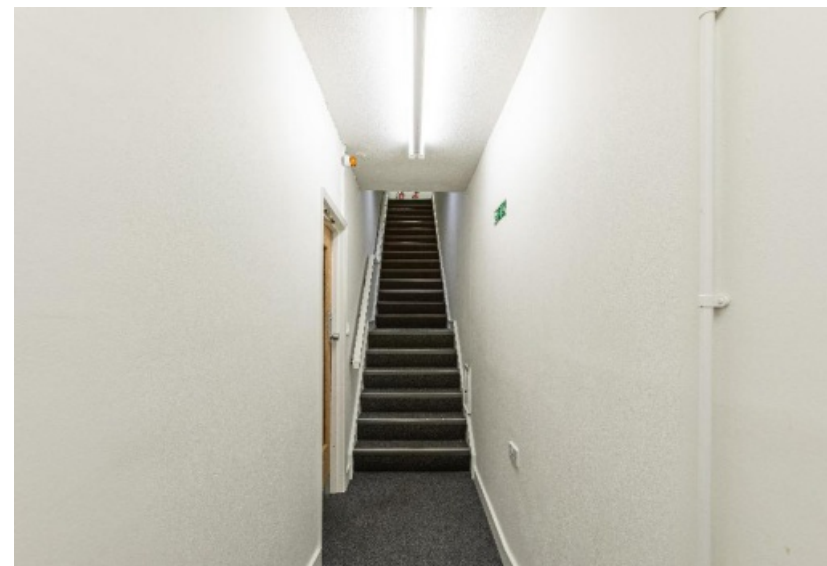
Interested in this property?
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Call 01450 372336

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Hawick, TD9 9BU
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
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Selkirk,	Tel 01750 723 868
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Annan,	Tel 01461 202 866/867
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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.