

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.

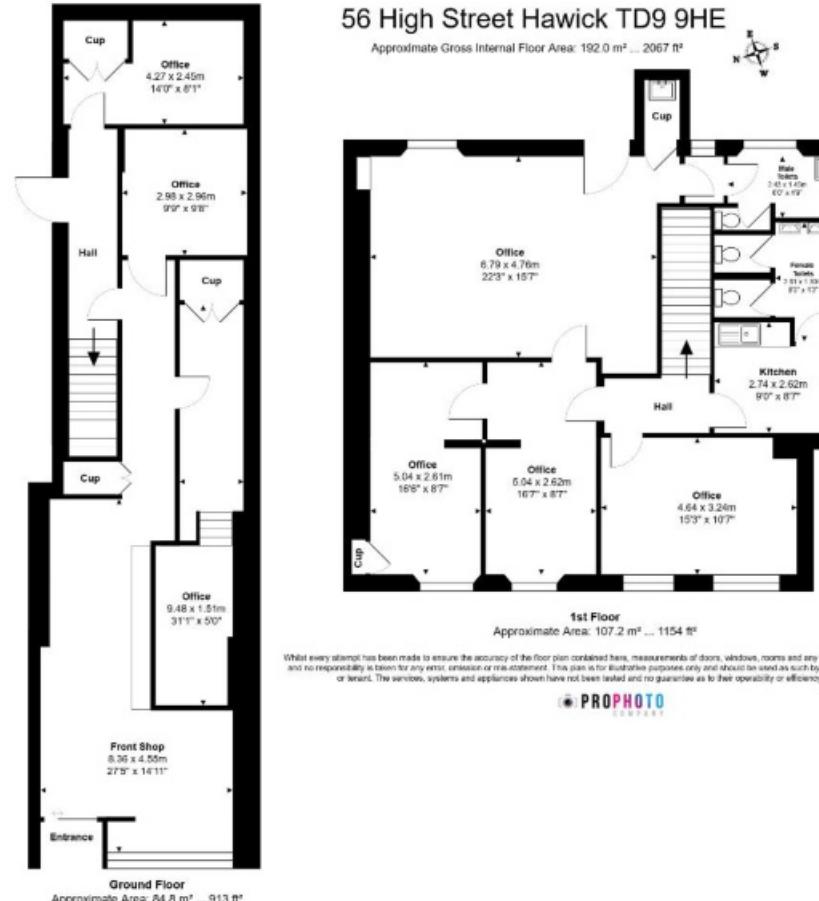
The accommodation is presented in good overall condition, while also offering an incoming tenant the opportunity to undertake their own fit-out works to tailor the space to their specific operational requirements.

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.



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?

Hawick

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

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