



# BANNERMANBURKE

PROPERTIES LIMITED



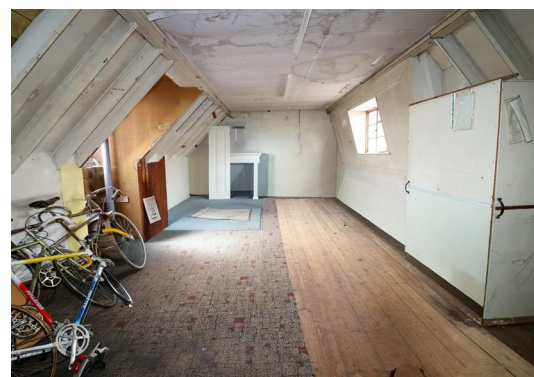
## 2 Teviot Crescent, Hawick, TD9 9RB

**Offers Over £55,000**

Spacious Town Centre Commercial Unit with Development Potential.

An excellent opportunity to acquire a substantial commercial property extending to over 160 sq m, ideally situated in the heart of the town centre and within easy reach of all local amenities.

Currently occupied by Hawick Cycling Club, this versatile property is arranged over three floors and offers a range of potential uses, including office, retail, community, or leisure space. It may also be suitable for conversion to residential accommodation, subject to the necessary planning consents and permissions.





## Accommodation

The property is accessed via a front entrance leading into a central hallway, from which all ground-floor accommodation can be reached.

To the front of the property is a spacious and versatile room with a double-glazed window, currently used for storage but suitable for a variety of alternative purposes. The ground floor further benefits from separate male and female WC facilities, together with a shower room comprising two shower cubicles and a dedicated changing area.

A rear door provides direct access to a wheelchair-accessible ramp, leading conveniently to the private space in the rear car park area and enhancing the property's accessibility.

Stairs ascend to the first floor, where a dining kitchen and adjoining social area are located. Situated to the front of the property, this bright and welcoming space benefits from double-glazed windows and is fitted with a range of wall and base units incorporating a sink and drainer. A large storage cupboard provides additional practical storage.

The adjoining social area is generously proportioned and offers excellent flexibility for a range of uses, whether commercial, community-based, or office-related. From this room, a fixed ladder provides access to the substantial attic room above. Offering exceptional storage capacity, this space also presents potential for further development or conversion, subject to the necessary planning consents and permissions being obtained.

This well-maintained property offers adaptable accommodation across three levels, making it suitable for a wide range of commercial uses, while also presenting exciting redevelopment opportunities.

## Room Sizes

Ground Floor Room

Men's WC - 1.70 x 2.86

Women's/Wheelchair WC - 1.70 x 2.20

Changing Rooms/Shower Room - 4.50 x 2.40

Dining Kitchen/Social Area - 10.56 x 6.15

Attic Room 10.56 x 4.50

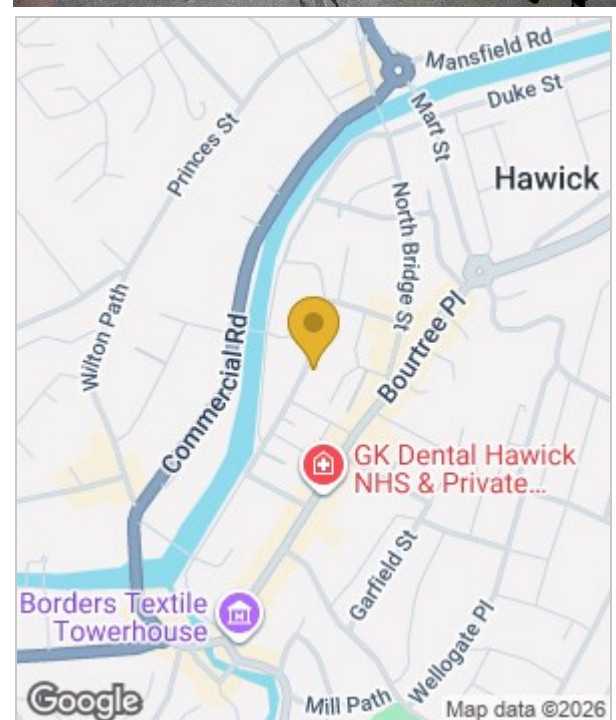
## Sales and Other Information

### Fixtures and Fittings

All carpets, floor coverings and light fittings included in the sale.

### Services

Mains drainage, water and electricity.



### Important:

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