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65 - 69, High Street, Hawick, TD9 9BP

Offers Over £235,000

**SUBSTANTIAL INVESTMENT MIXED USE DEVELOPMENT** with full planning for 2x ground floor retail units and 9x quality apartments.

Period Stone Property in Hawick within the Scottish Borders, approximately 50 miles to the south east of Edinburgh. The subject property is located on High Street, the main retail pitch in Hawick in the absolute prime position set amongst many shops and eateries include high street brands such as Boots, Greggs, M&Co, Superdrug & William Hill.

- 8535 sq ft
- Development Potential
- Mixed Use
- Fine Period Building
- Prime Position

## LOCATION

The subject property is located on High Street, the main retail pitch in Hawick in the absolute prime position and is set amongst many shops and eateries include high street brands such as Boots, Greggs, M&Co, Superdrug & William Hill.

## DESCRIPTION

The subject property comprises Category B Listed Property of stone construction over ground, 1st, 2nd & 3rd floors with a modern ground floor extension to the rear.

The subject property was let To Arcadia PLC and is now offered with vacant possession and FULL PLANNING CONSENT for the redevelopment of the building into 2x ground floor retail units and 9x quality apartments on the upper floors.

Full details can be obtained from:-  
[www.scotborders.gov.uk](http://www.scotborders.gov.uk)

Planning reference 21/00378/FUL and 21/00379/LBC

We understand that the 106 Agreement is removed from the requirement of the planning conditions.

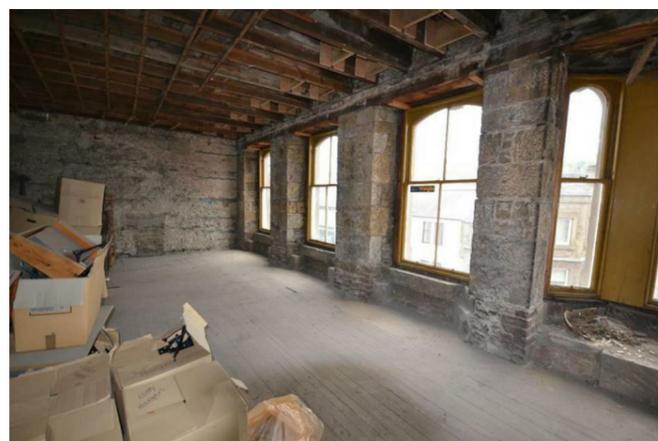
SUBSTANTIAL INVESTMENT DEVELOPMENT POTENTIAL

## ACCOMMODATION

The property provides the following accommodation:-

G/F sales Zone A 156.90 m2 1,688 sq ft  
G/F sales Zone B 157.14 m2 1,690 sq ft  
G/F sales Zone C 59.74 m2 642 sq ft  
1st/F development potential 139.37 m2 1,499 sq ft  
2nd/F development potential 157.50 m2 1,695 sq ft  
3rd/F development potential 122.5 m2 1,318sq ft

Total 793.15 m2 8,534 sq ft



## PRICE

Offers over 650,000 are invited for the Scottish Heritable Freehold interest.

All offers to be couched in Scottish Legal Terms.

We are informed that VAT is applicable to this Sale.

## SCOTTISH VALUATION ROLL

According to the Scottish Valuation Roll website; this property has a current Valuation Roll:-  
Shop unit, 65 High Street - £14,100 RV  
Shop unit, 69 High Street - £9,200 RV  
Upper floors, 67 High Street - £2,750 RV

Interested parties are advised to make their own enquiries in this respect.

## VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999.

## MISREPRESENTATION ACT

Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:-

The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.

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## MISDESCRIPTIONS ACT 1991

These details are believed to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT.

