



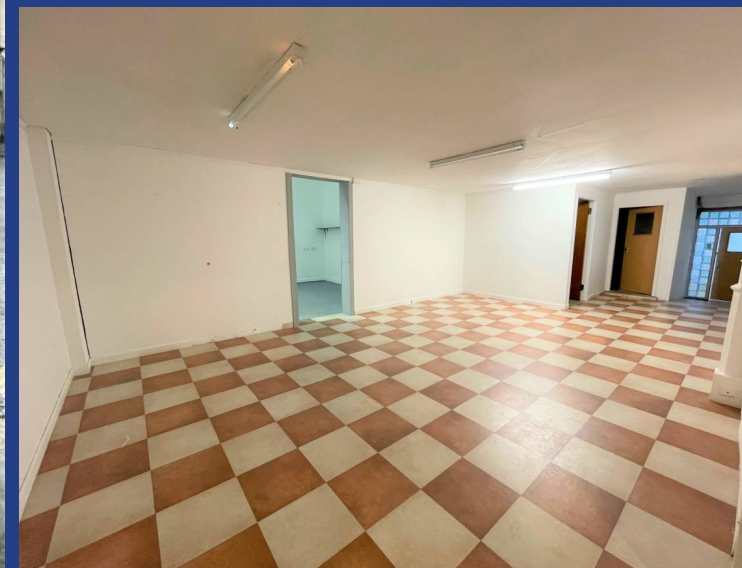
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16 BOURTREE PLACE, HAWICK TD9 9HW
EXPANSIVE GROUND FLOOR COMMERCIAL PROPERTY

EPC D
OFFERS AROUND £150,000

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A rare opportunity has arisen to purchase an expansive ground floor commercial property, set in an easily accessible location in the centre of Hawick.

Set within a traditional stone-built building, the premises comprises of a fantastic front show room of generous proportions with large window display frontage which then flows through to a further three spacious display areas, a board room with small kitchenette, four offices, ladies and gents' toilets, a large store room to the rear with three smaller store rooms attached. Also to the side is a door allowing access to off-street parking.

Although the premises are in need of some cosmetic upgrading, they are in good presentable order and are ideally suited for a multitude of uses. A wonderful purchase for those looking for a well-sized retail or office unit with ground floor convenience in an advantageous location.

ROOM SIZES:

Front Show Room: 10.50m x 7.50m
Back Display Area: 4.50m x 4.30m
Orange Room: 6.60m x 3.20m
Office 1: 3.60m x 2.60m
Gents Toilet: 3.50m x 2.80m
Ladies Toilet: 4.00m x 2.80m
Board Room: 9.00m x 4.00m
Kitchen: 3.80m x 1.85m
Office 2: 4.00m x 3.00m
Office 3: 4.00m x 2.00m
Office 4: 4.00m x 3.50m
Passage: 7.00m x 4.00m
Storage: 14.00m x 3.50m
Store 1: 9.00m x 8.00m
Electrical Storage: 6.00m x 4.00m

Bourtrees Place is very conveniently placed for easy access to the town centre, Mart Street bus depot, several supermarkets and the Leisure Centre. Hawick is a wonderful town steeped in a sense of history and tradition, set amidst the picturesque Scottish Borders countryside. Known as the 'Home of Cashmere', the town offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Leisure Centre, Vertish Hill Golf

Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. Hawick boasts a number of independent shops, public houses and bistros, as well as larger supermarkets and excellent schooling, and is also the venue for the famous annual Common Riding and popular Summer Festival. The town also offers opportunities for walking, cycling, football, horse-riding, fishing and other country pursuits and the surrounding Border towns are easily accessible, as are Edinburgh, Newcastle and Carlisle. The Borders railway has stops at Galashiels and Tweedbank, both just a 25-minute drive away.

EPC: D **RATEABLE VALUE** £10,600

FIXTURES AND FITTINGS: The sale shall include all fixtures and fittings within the premises. All moveables will be cleared.

SERVICES: Mains water, drains, gas & electricity. Gas central heating. Double glazing.

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

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.gandjooliver.co.uk as well as www.onthemarket.com, www.rightmove.co.uk 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.

