Geo. & Jas. Oliver W.S.
Solicitors & Estate Agents
13 High Street, Hawick TD9 9DH Tel: 01450 372791 E: solicitors@gandjoliver.co.uk
www.gandjoliver.co.uk

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DEVELOPMENT SITE AT 2 LOTHIAN STREET, HAWICK, TD9 9HB

RESIDENTIAL CONVERSION OPPORTUNITY IN TOWN CENTRE

EPC RATING ON REQUEST
GUIDE PRICE £250,000

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FORMER MILL WITH LAPSED PLANNING FOR APARTMENTS

Imposing and extensive antiques mill located close to the town centre of Hawick. Arranged over 5 floors on a corner site, the property has a range of office accommodation, show rooms, staff areas and various WCs and storage rooms on all floors. An attractive conversion opportunity, the site has previously benefitted from planning permission granted in 2008 (now lapsed) for the residential development of 16 flats and private parking spaces (Planning portal ref 08/01545/FUL). Copies of drawing can be requested from Geo and Jas Oliver.

LOCATION: Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing as well as Hawick High School, offering a high degree of primary and secondary education. Hawick is a wonderful town steeped in a sense of history and tradition. Known as the Home of Cashmere, the town offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. Hawick is also the venue for the famous annual Common Riding and popular Summer Festival. The surrounding Border towns are easily accessible as are Edinburgh, Newcastle and Carlisle with the Mart Street bus depot on your doorstep. Tweedbank is only 17 miles and offers a rail link to Edinburgh, ideal for city commuters.

EPC RATING: Available upon request

SIZES
Basement/Lower Ground 3 storage rooms
Ground 21m x 14.5m and 11 x 6.7m approx
First as above
Second as above
Attic/Penthouse as above

VAT: Unless otherwise stated, all prices and premiums quoted are exclusive of VAT which may be payable in addition.

SERVICES: Mains water and drainage. Gas available to the property (meter has been removed)

RATEABLE VALUE: The subjects will need to be reassessed upon a new owner taking possession. A new occupier has 6 months to appeal this rateable value and the property may be eligible for small business rates relief.

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.

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