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1 STATION BUILDINGS, HAWICK, TD9 7AA
GROUND AND LOWER GROUND CENTRAL COMMERCIAL PREMISES

OFFERS AROUND £79,995

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Exciting opportunity to purchase a well located and spacious commercial premises located in the heart of the town centre with good passing footfall and large corner shop frontage. Ample customer parking is available close by. The property has most recently been used for interactive baby classes but could be used for a variety of different purposes such as retail/studio space.

LOCATION:

1 Station Buildings is located close to the centre of town and situated on the main route through the Hawick, close to the all local amenities including the swimming pool and library. A frequent winner of national floral awards, Hawick is the largest of the Border towns and internationally famous for fine quality knitwear. Hawick has a long and colourful history which can be traced back to the 12th century. Today Hawick is part of the Textile Trail and the major centre for the industry in the Scottish Borders, and is one of the largest towns on the Scottish Borders with regular public transport from all areas into the town centre. Tweedbank is only 17 miles away and offers a rail link which has also had a positive impact on Hawick with more people visiting the area.

DESCRIPTION:

The property comprises a large front shop with prominent corner window frontage facing onto Commercial Road with a glass entrance door. The front shop is spacious and well presented and offers access to a separate side room currently used for pram storage. There is a back room with sink and large storage room off. From here steps leads down to the lower ground floor where there is a WC and two further rooms currently used as storage.

FLOOR AREAS:

Front Shop 5.88 x 5.49
Cloakroom/Pram Room 3.45 x 1.95
Backroom 4.06 x 3.98
Storage Room 1 1.51 x 4.17

WC 1.18 x 1.31
Storage Room 4.55 x 5.10
Storage Room 7.79 x 4.31

RATEABLE VALUE: £3,700. The premises may benefit from 100% relief through the Small Business Bonus Scheme subject to the owners' other commercial properties.

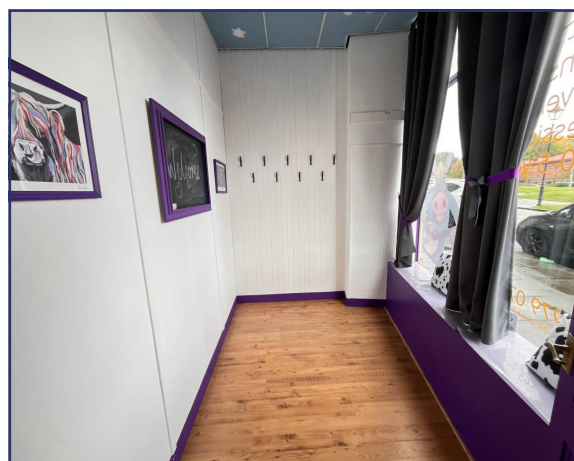
SERVICES: Mains water, drains, and electricity.

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

EPC : Interested parties wishing a copy of the EPC can obtain a copy upon request.

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.gandjoliver.co.uk as well as www.zoopla.co.uk, www.primelocation.com 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.