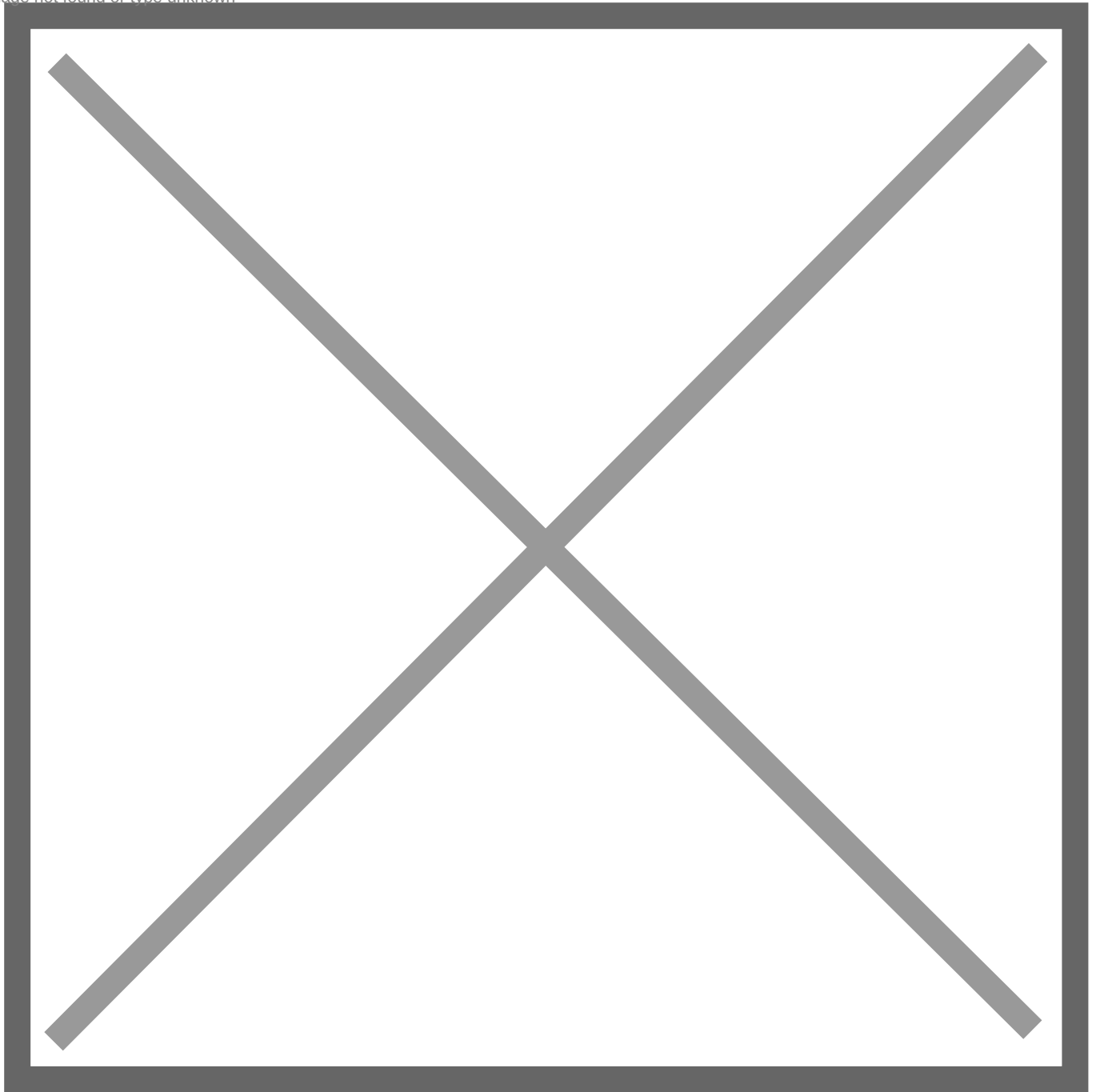


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6 High Street, Hawick, TD9 9EH

Offers Around £65,000

Full Description

An excellent investment opportunity to purchase a spacious self-contained ground floor retail unit in a prime town centre position with window frontage to the High Street, the principal retail street in the town. Currently occupied by a successful knitwear business.

LOCATION: 6 High Street is located on the West side of the High Street which is the main route through the town, close to the Heart of Hawick and Borders Textile Tower House which brings an abundance of tourism trade to Hawick. 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, when King David I granted land to a Norman family, the Lovels. Today Hawick is part of the TextileTrail 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 window frontage facing onto the High Street with a glass door, allowing plenty light. The front shop is spacious, well-presented and open through to a hallway providing additional display space with doors to the washroom, kitchen and leading into further showroom space at the rear with an external door to rear. The washroom comprises low level wc and wash hand basin with a window facing to the rear. The property also benefits from a small kitchen with wall and base units and stainless-steel sink with drainer.

RATEABLE VALUE: £4,850 SERVICES: Mains water, drains, and electricity. EPC RATING: G. Interested parties wishing a copy of the EPC for this property can obtain one by request. FURTHER INFORMATION: The property is a listed building. FLOOR AREAS: Retail: 31.82 sq. m (342 sq. ft.) Mirrored display: 11.10 sq. m (120 sq. ft.) Rear Shop: 24.66 sq. m (265 sq. ft.) Kitchen: 2.14 sq. m (23 sq. ft.) Total 69.75 sq. m (751 sq. ft.) By appointment with Geo & Jas Oliver, W.S.

