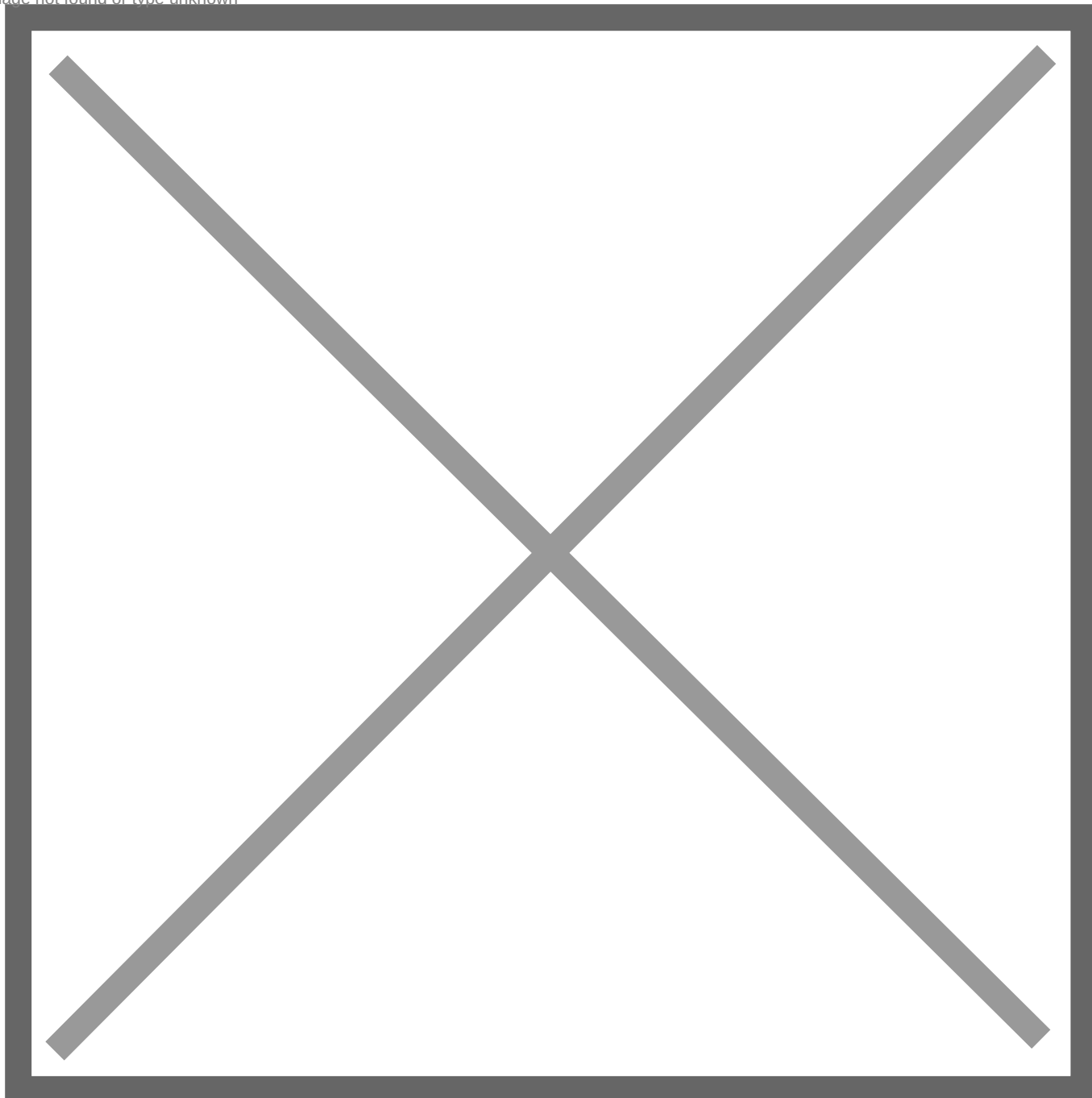


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7 Bourtree Place, Hawick, TD9 9HL

Offers Around £55,000

Full Description

We are pleased to bring to the market this immaculately presented ground floor commercial premises situated in the heart of town on the main road into Hawick. Recently upgraded throughout, the property has most recently been used as a hot food café (Class 3) and is sold with an abundance of furnishings/appliances included (inventory available) LOCATION: The property is located on the bustling main street towards the High Street which is the main route through the town on the one way system. 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 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 window frontage. There is a seating area for 2-3 tables and a food preparation/service area with fridges and freezers. The kitchen is situated to the rear and has a variety of work surface areas and commercial appliances (see inventory) There is a double sink and newly installed extraction fan system in place. The back hallway provides access to a useful storage area and a handy cloakroom with two piece white suite. A door also leads out to a shared hallway with the shop next door offering additional storage space if required. CCTV is also a useful additional feature. FLOOR AREA: Front Shop: 5.62 x 4.04 Kitchen: 2.70 x 2.97 Cloakroom: 1.51 x 1.04 Back Hallway Storage Cupboard

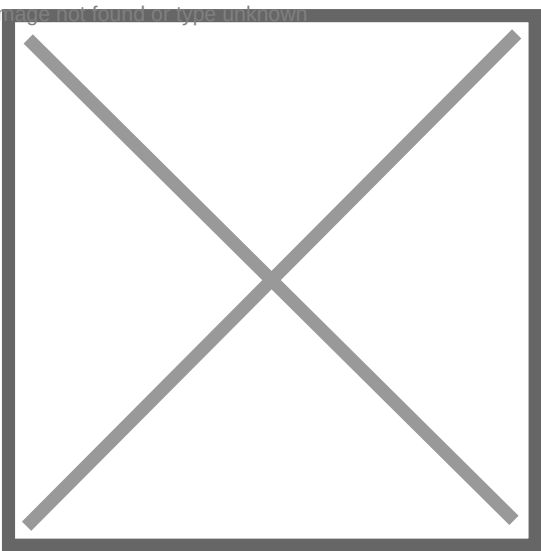
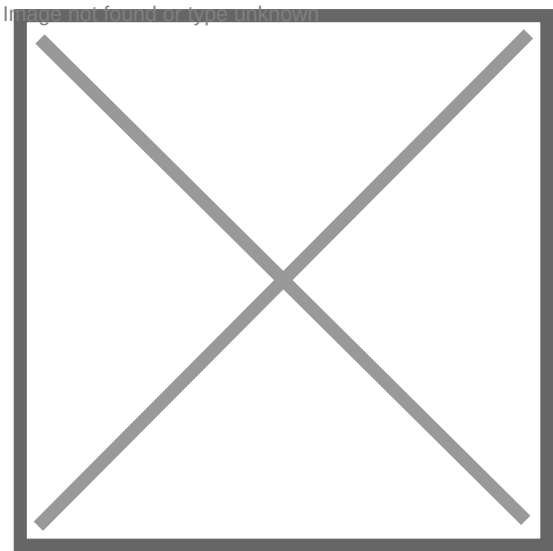
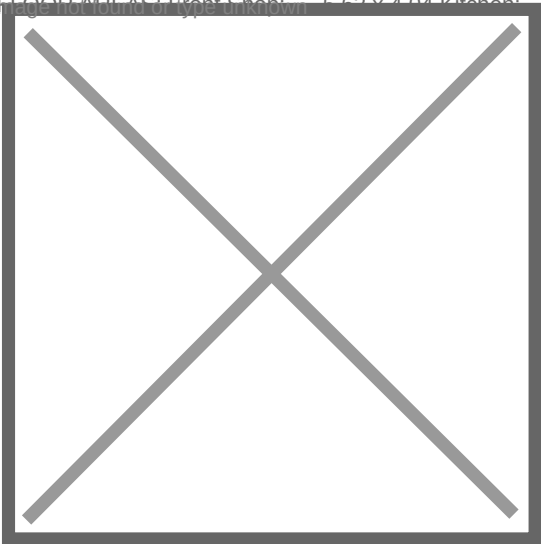
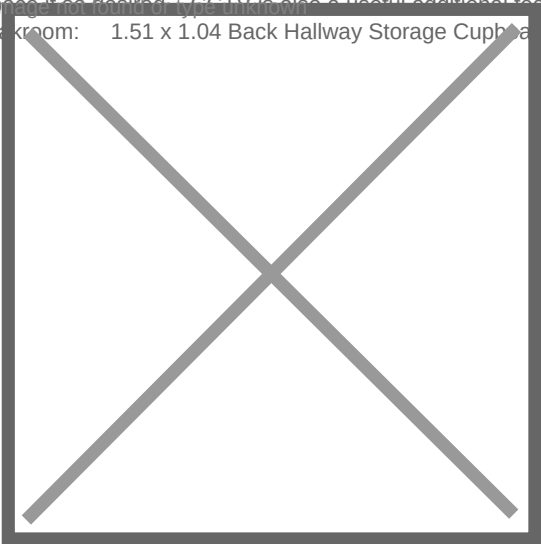


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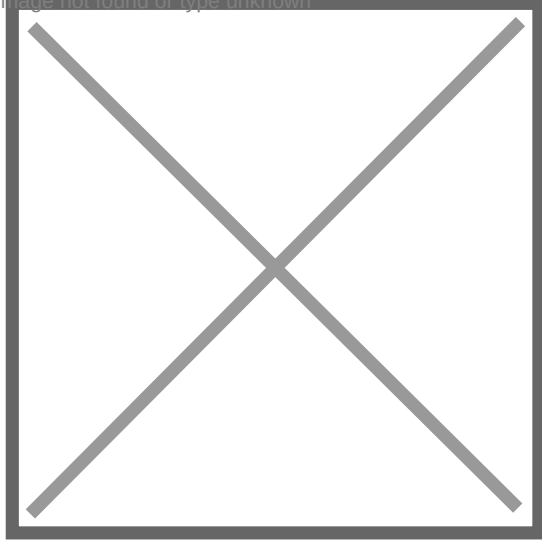


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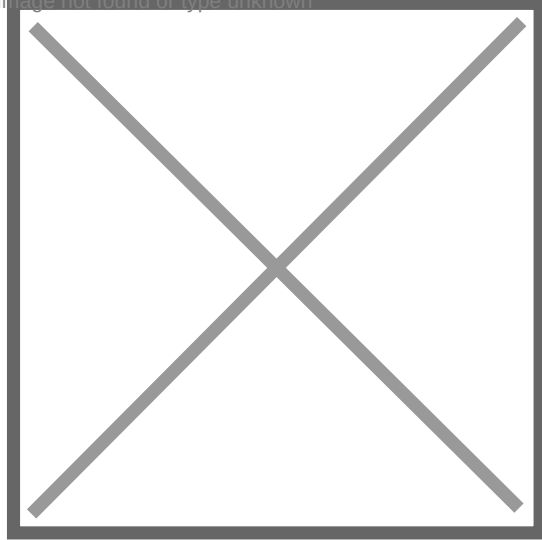


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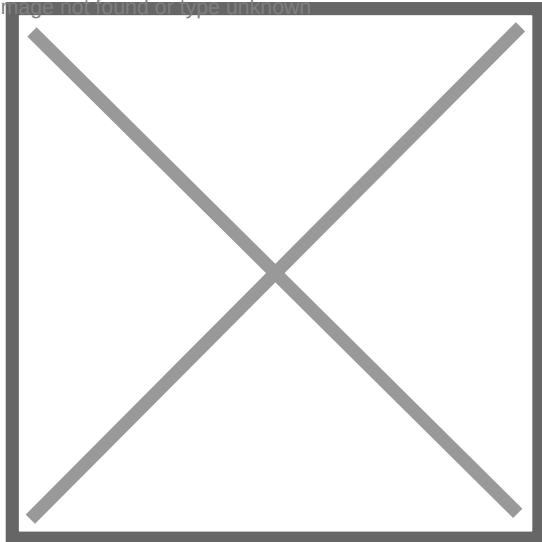


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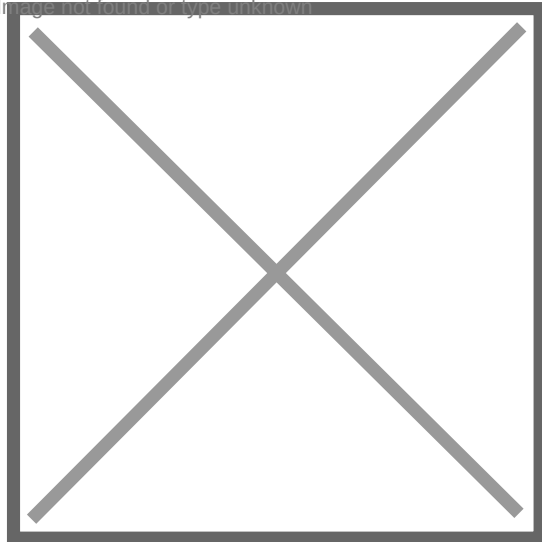


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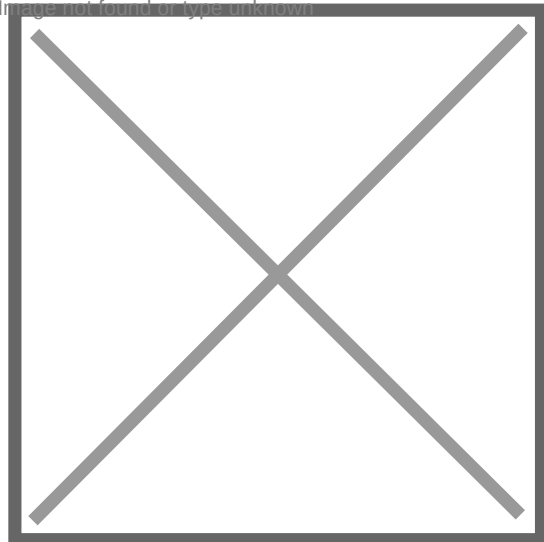
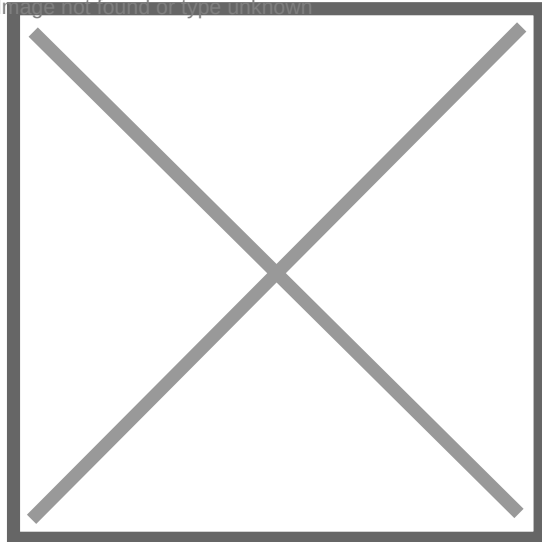


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