



BANNERMANBURKE

PROPERTIES LIMITED



Suite B 1 North Bridge Street, Hawick, TD9 9BD
£650 Per Calendar Month



- PRIME TOWN CENTRE LOCATION
- LARGE STUDIO SPACE
- WC
- SPACIOUS COMMUNAL ENTRY AND WIDE STAIRCASE
- LOVELY VIEWS ON TO THE 'HORSE' STATUE AND HAWICK HIGH STREET
- KITCHENETTE
- GAS CENTRAL HEATING
- CCTV IN COMUNAL AREAS

Suite B, 1 North Bridge Street is a large studio space located on the first floor of the historic Prudential building in the centre of Hawick, overlooking the 'Horse' monument and fabulous views down the length of Hawick High Street. The recently updated space is currently utilised as a yoga and fitness studio, but its versatile layout makes it well suited for a range of alternative uses. Also has the addition of private kitchen and WC facilities. Available immediately.

The Property

Suite B at the 'Coffin End', comprises of one large studio room along with a kitchenette and WC and is located on the 1st floor of 1 North Bridge Street. A communal entrance and large stairwell provides access to the first floor. The studio is decorated in fresh neutral tones with laminate flooring, cornicing to high ceilings and large windows allowing in lots of natural light. The studio is located to the front with a superb view straight down the High Street and overlooking 'The Horse' monument. The room benefits from central heating radiators and is flexible in use. There is a useful kitchen area with sink and drainer and floor units for storage. The WC comprises of 2pc suite of wash hand basin and WC with window and central heating radiator.

Room Sizes

MAIN HALL - 6.13 x 7.94

KITCHENETTE AREA - 3.00 x 2.25

WC - 1.35 x 1.95

Rental Information

Immediate occupancy available

Rateable Value - £4100 - Currently qualifies for 100% Discount.

Gas central heating included in rent.

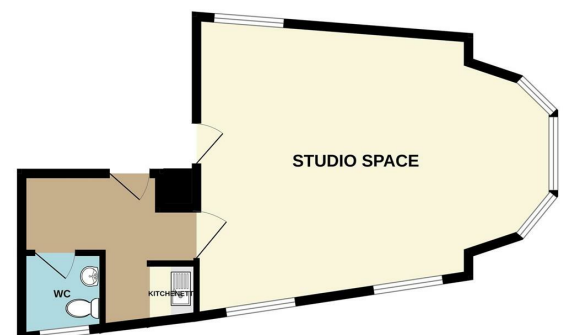
Water, Electricity and Telephone/broadband payable.

Currently Rated for 'Class 4' Business use.

Minimum 1 year term required. Rent negotiable for longer terms.

Deposit equal to one months rent.

Tenants will be responsible for all legal fees regarding the tenancy agreement.



SUITE B, 1 NORTH BRIDGE STREET OFFICES

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