



BANNERMANBURKE

PROPERTIES LIMITED



27 High Street, Hawick, TD9 9BU
£10,000 Per Annum



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- Approximately 2,500 sq ft of flexible commercial accommodation
- Suitable for retail, office, professional or mixed commercial use
- Upgraded electrical installation
- Gas central heating
- Four WC facilities, including an accessible ground floor disabled WC
- Separate shower room, ideal for staff welfare
- Fully equipped kitchen with dedicated staff dining and lounge area
- EPC Rating G

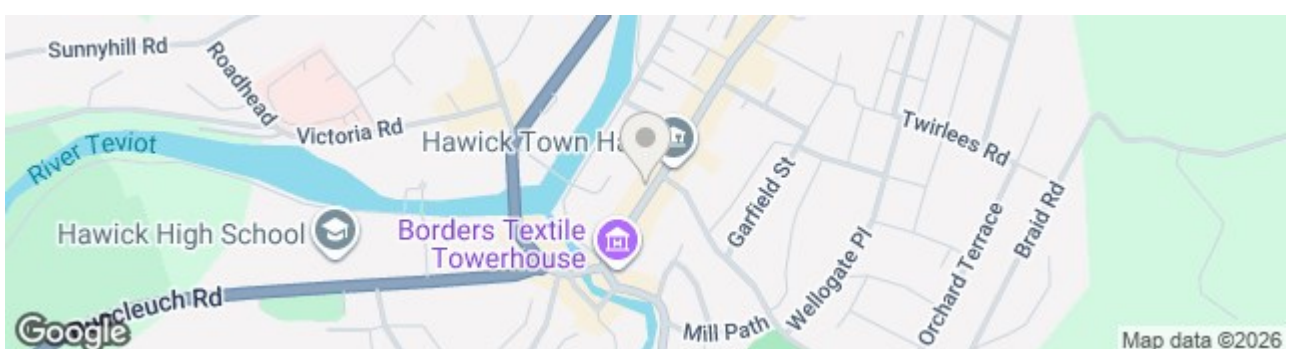
An outstanding opportunity to lease a substantial and versatile commercial property occupying a prominent position on Hawick High Street. Extending to approximately 2,500 square feet over five floors, this impressive property offers flexible accommodation suitable for a wide variety of retail, office, professional, healthcare, or service based businesses.

Occupying a prime trading position in the heart of Hawick town centre, the property enjoys exceptional visibility through its impressive large double aspect display windows, allowing for excellent natural light and maximum exposure to passing pedestrian and vehicle traffic.

Viewing is highly recommended to appreciate the scale, flexibility, excellent staff facilities, and prominent town centre location of this exceptional commercial property.

Accommodation

The property is arranged over five floors, providing generous and adaptable accommodation suitable for customer facing retail, office suites, consulting rooms, meeting spaces, storage, staff facilities, or a combination of uses. The inclusion of three WC facilities, an accessible toilet, a full staff kitchen with dining and lounge space, and a dedicated shower room makes the property particularly well suited to businesses requiring comfortable, high quality staff amenities. Gas central heating with all fully connected services.



Location

Situated on Hawick High Street, the property occupies a highly prominent position within the town's principal commercial district. Surrounded by an established mix of national and independent retailers, professional services, cafés and local amenities, the location benefits from consistent footfall and excellent accessibility. Hawick remains the largest town in the Scottish Borders and serves as a key commercial hub for the surrounding area.

Lease Information

The property is available to let on flexible lease terms, with a minimum term of 3 years suggested by the landlord.

Lease to be a standard full repairing and insuring (FRI) agreement.

Rent - £10,000 per annum, payable monthly.

Deposit equal to 3 months rent.

The legal costs associated with preparing the lease will be the responsibility of the tenant.

Rateable Value - £12,200 - Rates relief available.



Offers:

Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

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 floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



27 High Street, Hawick

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