

To Let

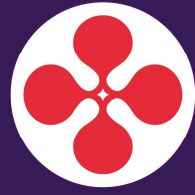
RESTAURANT/ CAFÉ/ TAKE-AWAY/ OFFICE/ RETAIL

27 High Street

Hawick

TD9 9PU

Edwin
Thompson



Prominent double fronted retail unit

Established Use: Sandwich Shop. Would also suit range of office and retail uses

Net internal floor area: 231.54 sq m (2,491 sq ft)

Four storey ancillary building to the rear

Rental Offers over £9,000 pa are invited

Ref: GP5021

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General Information

This property benefits from a good position to the south side of the High Street within Hawick town centre. High Street, is the towns principal retail street.

Hawick is located in the Teviot Valley in the River Teviot's confluence with sticklike water. The town has the largest population of any settlement in the Scottish Borders region with a registered population of 14,300 according to the 2011 population census and serves a wide rural hinterland.

Historically, Hawick prospered following the industrial revolution with a strong local economy based on the Knitwear and Textile Industries.

Description

A Grade C listed 19th century mid terraced tenement providing a double fronted retail unit to the ground floor with a four storey ancillary building to the rear.

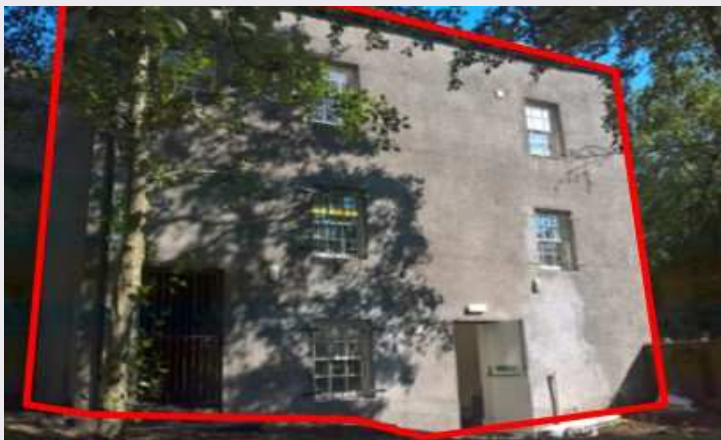
Internally, the unit has a modern fitout. Established use is understood to be Class 3 (hot food) permitting takeaway, café, restaurant or hot food takeaway uses. The property is extremely versatile. General Permitted Development rights allow change of use to Retail (Class 1) or Professional Office (Class 2) without a formal Planning Consent.

Accommodation

The accommodation comprises:

Ground Floor:

Front shop with ceiling mounted air conditioning units; rear shop currently fitted out to provide two wcs each with low flush units and wash hand basins – one to accessible standard, and a storeroom; emergency escape exit to the side; rear landing with stairs to upper levels; rear office.



First Floor:

Landing; kitchen with wc, utility area, and storeroom off; rear stairs; concrete spiral stair to the rear leading to upper and lower levels.

Second Floor:

Attic room fitted with en suite shower room/ wc, office.

Lower Ground Floor:

Storeroom with separate access to the rear with potential for use as a delivery access.

Areas

Description	Sq m	Sq ft
Net Internal Area	231.54	2,491
In terms of Zone A	92.17	992

Rateable Value

The rateable value has been assessed to £14,200 effective from 01 September 2017.

The Small Business Bonus Scheme provides rates relief to help small businesses in Scotland. Where a business's combined (all business premises in Scotland) rateable value is £15,000 or less up to 100% relief is available subject to eligibility (Current 2018/19). Further details are available from the Business Rates Team of Scottish Borders Council.

Lease Terms

Available by way of a new Full Repairing and Insuring lease. Terms by negotiation.

Entry

On the conclusion of legal missives.

Value Added Tax

Unless otherwise stated the prices quoted are exclusive of VAT. Any intending purchasers must satisfy themselves independently as to the instances of VAT in respect of any transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction.

In the normal manner, the in-going tenant will be liable for any land and buildings transaction tax, registration dues and VAT thereon.

Viewings

Strictly by appointment with the sole agents Edwin Thompson LLP
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Regulated by RICS



Berwick upon Tweed
Carlisle
Galashiels
Keswick
Newcastle
Windermere

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