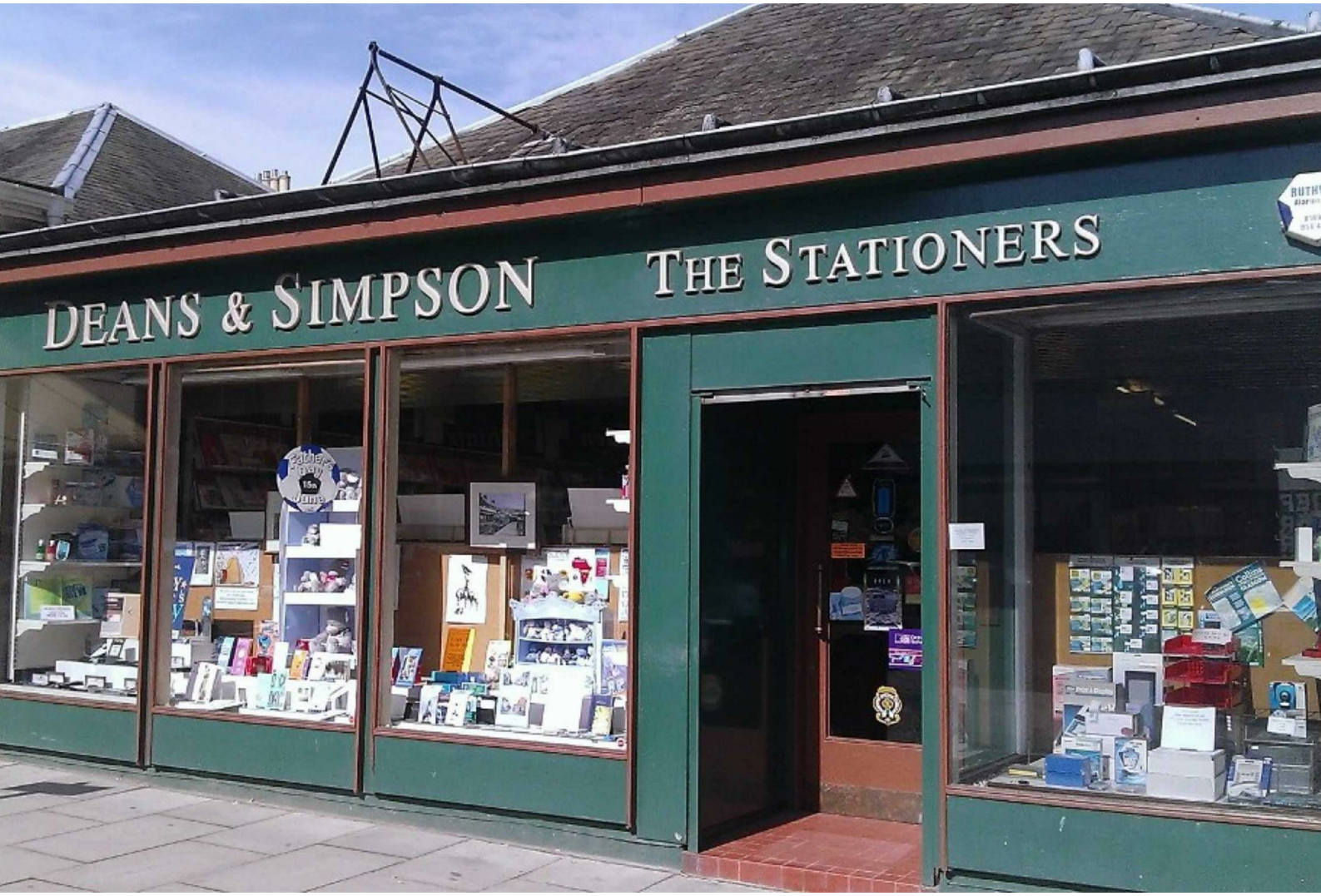
BANNERMANBURKE
PROPERTIES LIMITED



9 Oliver Place, Hawick, TD9 9BG

The chance has arisen to acquire a busy and well established retail premises located in the centre of Hawick in the main shopping area of the town. With potential for expansion, the current vendors have been trading successfully from the premises for over 40 years and the sale is due to retirement of the present owners. The current stationery business is also available with the premised if desired. The property is exempt from rates.

▪ LARGE SHOP FRONTAGE/DISPLAYS FRONT ROLLER DOOR ▪ SPACIOUS FRONT RETAIL AREA ▪ TWO LARGE BACK STORES ▪ EPC RATING F ▪ STOCK AT LAST BALANCE SHEET LESS 10%

OFFERS IN THE REGION OF £80,000

28 High Street, Hawick, TD9 9EH **T.** 0800 1300 353 **F.** 0145 0378 525 **E.** property@bannermanburke.co.uk

Front Shop 35'5" x 27'6" (10.79 x 8.37)
Entered from the front via a timber and glazed door. Two large single glazed windows to the front offering good display space. Variety of shelving through here for display and sales purposes. Ceiling strip lighting and carpet flooring.

Back store room 23'9" x 24'3" (7.23 x 7.39)
Extremely good size with sky lighting. Multitude of shelves and storage spaces. Gas blow air heating which serves the premises. Rear store has a door off it to the right which leads through into a small WC/Cloakroom area. Also a door out from here to the rear of the property.

Back Store 17'7" x 34'1" (5.35 x 10.40)
From this back store a door leads into a second storage room. Both with benefit of light and gas blow air heating. Used as a back store room to the shop. You can get back into the front room for here.

Fixture and Fittings
If the business was to be purchased with the premises, the stock would be sold as per the last balance sheet less 10%.

Services
Mains drainage, water, gas warm air heating and electricity.

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Directions

Travelling along North Bridge street towards the horse, the property sits on the right hand side.

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.

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