



BANNERMANBURKE

PROPERTIES LIMITED



18 Bourtree Place, Hawick, TD9 9HL

Offers In The Region Of £24,000



Viewings comes highly recommended of this first floor office space in a central location of the town, close to all local amenities. Used for a number of years as a commercial premises with two office rooms, a kitchenette, entrance waiting area and WC located in the communal close. There is also a shared courtyard to the rear.



Known for many years as The Queen of the Borders, and situated at the confluence of the Rivers Slitrig and Teviot, Hawick is the largest of the Border towns. Frequent winners of national floral awards, and famous world-wide for it's quality knitwear, Hawick is part of The Cashmere Trail and is the major centre for the industry in the Borders. There is a good range of shops, primary and secondary schooling. Hawick boasts the award winning Wilton Lodge Park which lies on the River Teviot, extending to some 107 acres, with many walks, recreational facilities, walled garden, Hawick Museum and Scott Gallery. The town is also famous for rugby, and has the benefit of a range of sporting and Leisure Centre facilities including many fine golf courses throughout the area. Many events are held in the town during the year, including the annual Common Riding.

Selkirk 12 miles, Jedburgh 14 miles, Kelso 21 miles, Galashiels 18 miles, Melrose 19 miles, Newtown St Boswells 19 miles, Carlisle 44 miles, Edinburgh 55 miles, Newcastle 60 miles

The A7 provides a through-route to Edinburgh and south to Carlisle and the M6. Rail links are available at Berwick-Upon-Tweed, Carlisle, Tweedbank and Edinburgh. The nearest International Airports are located in Edinburgh and Newcastle.

The Property

Ideal office space for a small/medium size business looking for close proximity to the town centre. Located on a good bus route, this office premises is bright and airy internally and would possibly lend itself well to an accountancy firm or other professional business. Presented for sale in good decorative order. Recent roof improvements have also been carried out to ensure low

maintenance. The property has recently been re wired and a new fuse box installed. Viewing is highly recommended to fully appreciate.

Entrance Hall

3'7" x 9'6" (1.10 x 2.89)

Decorated in neutral tones with carpet flooring. Electric meter and switchgear housed at high level. High ceilings and cornicing to ceiling. Large storage cupboard with coat hooks and shelving.

Office Room 1

12'6" x 12'0" (3.80 x 3.65)

Spacious room with high ceilings and double glazed window to the side. Strip lighting and cornicing to ceiling. Carpet flooring. Wall mounted gas fire. Ample space for furniture. Additional storage under the window.

Office Room 2

9'6" x 7'1" (2.90 x 2.17)

Located to the front of the property with a double glazed window. Decorated in a shade of yellow with carpet flooring. Electric panel heater. Ceiling strip light.

Kitchenette

5'3" x 6'6" (1.60 x 1.98)

Located to the side of the property with double glazed window. Sink and water heater. Carpet flooring. Cupboards for storage and shelving. Ceiling light.

WC

Located on the turn of the stairs with WC and window to the rear.

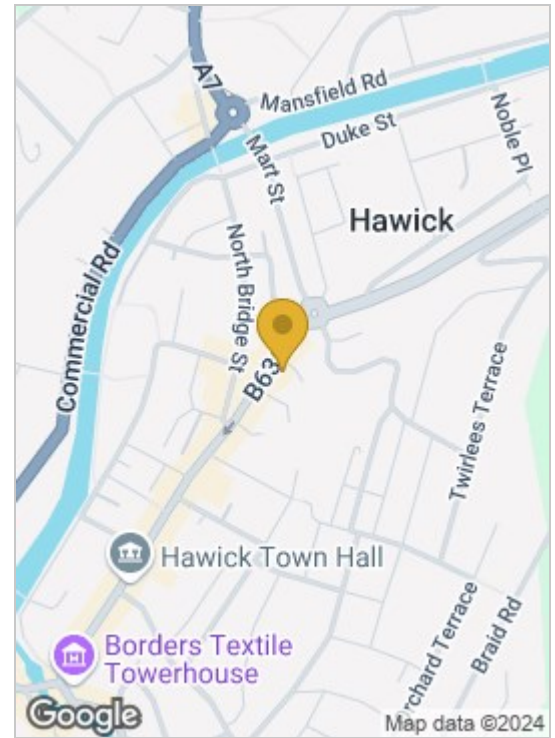
Sales and Other Information

Fixtures and Fittings

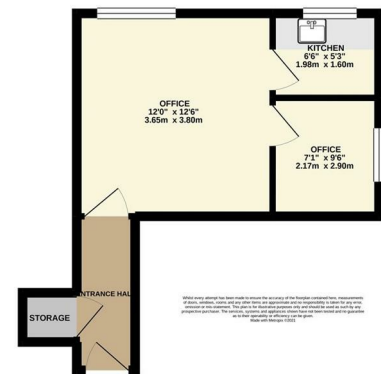
All carpets, floor coverings and light fittings included in the sale. Other items available by negotiation.

Services

Mains drainage, water, gas and electricity. Small Business rates relief may be applicable on this property.



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		14	12
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

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