



BANNERMANBURKE

PROPERTIES LIMITED



78 High Street, Hawick, TD9 9HR

Offers In The Region Of £39,995



- HALLWAY
- 2ND RECEPTION ROOM
- DARK ROOM
- LARGE OPEN AREA ON THE FIRST FLOOR WITH OFFICE SPACE
- LARGE RECEPTION ROOM
- KITCHEN
- WC
- SHARED COURTYARD

A great opportunity to purchase this substantial commercial building, currently the Hawick Camera Club, tucked off the main High Street of Hawick. In need of a degree of cosmetic upgrading and possible conversion to a residential property with relevant permissions. The property has retained many traditional features throughout and benefits from a shared courtyard to the front.

The Town

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.

Travel

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

Entered from the front via a substantial timber door into an entrance hallway that provides access to a large reception room, kitchen, dark room, WC and 2nd reception room. A carpeted turning staircase leads up to the upper level. The large reception room is a good size, located to the front with double glazed windows and high ceilings. There is a second public room on the ground floor also that provides access to the WC, Kitchen and Dark Room. The kitchen has ample floor units with work surface space and sink with drainer. There is a hatch that provides access to a large cellar. The dark room is versatile in use and provides great additional storage.

The upper level houses a large open area with many rows of high quality fold up seating and double glazed windows to the front. There is a small office area to the rear.

Room Sizes

Front Studio/Large Reception Room 5.38 x 3.44

Kitchen 2.358 x 2.859

2nd Public Room 2.768 x 2.917

WC 1.387 x 0.897

Dark Room 4.22 x 1.30

Large Open Area on First Floor with Office Space 8.593 x 5.399

Externally

The property benefits from a shared courtyard to the front with clothes drying facilities.

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings and light fittings included in the sale.

Services

Mains drainage, water and electricity.

Important:

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CAMERA CLUB, 78 HIGH STREET, HAWICK