



# BANNERMANBURKE

PROPERTIES LIMITED



**1 North Bridge Street, Hawick, TD9 9BD**  
**£835 Per Calendar Month**





- PRIME TOWN CENTRE LOCATION
- MULTIPLE WINDOW FRONTAGE
- KITCHENETTE
- AVAILABLE FOR MANY COMMERCIAL USES
- LARGE FRONT RETAIL/SHOP SPACE
- SEPARATE BACK OFFICE SPACE
- WC
- GAS CENTRAL HEATING INCLUDED

We are delighted to offer for rent this retail/shop space, located in a prime town centre location looking out on to the 'Horse' monument. A popular area for locals and tourist alike, the unit with large on street frontage, lends itself to many uses, having previously been used for a restaurant, Cafe, shop and letting agency. In excellent condition, viewing is advised to appreciate the unit.

### The Property

The property is entered via double doors from the front into a bright and spacious main shop area with six large windows providing lots of natural light. This bright and airy room has hardwood flooring, timber panelling and central heating radiators and provides access to a kitchenette and WC. The kitchenette has ample floor and wall units with sink and drainer and space for an under counter fridge. Decorated in neutral tones with tiling to splashback areas. A WC is located to the side with window and is well presented in neutral tones with vinyl flooring.

From the main shop area, a door leads through to an office room with windows to the side. Decorated in neutral tones with hardwood flooring and is flexible in use. To the rear is a large store area with shelving and windows to the side. The property can be entered from the rear also via the large and welcoming communal hallway.

### Room Sizes

- Main Shop - 7.60 x 5.12
- Back Office - 3.80 x 3.60
- Kitchenette - 1.63 x 1.60
- WC - 0.86 x 1.12
- Store - 1.2 x 2.24

### Rental Information

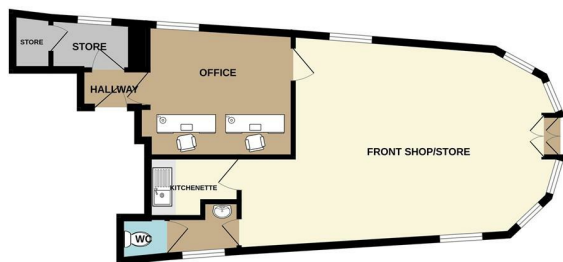
Immediate occupancy available  
 Rateable Value - £4700 - Currently qualifies for 100% Discount.  
 Gas central heating included in rent.  
 Water, Electricity and Telephone/broadband payable.  
 Currently Rated for 'Class 1A' (Shops, financial and other) Other Classes available with SBC consent.  
 Minimum 1 year term required. Rent may be negotiable for longer terms.  
 Deposit equal to one months rent.  
 Tenants will be responsible for all legal fees regarding the tenancy agreement.

#### Important:

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GROUND FLOOR



1 NORTH BRIDGE STREET OFFICE