



BANNERMANBURKE

PROPERTIES LIMITED



19 Bourtree Place, Hawick, TD9 9HL

Commercial premises located close to the town centre. Has previously been used as a beauty salon, but could be utilised in many ways. Offered for rent with a variety of rooms and storage rooms that could be used for a variety of purposes. Two large first floor storage rooms.

▪ FRONT RECEPTION ROOM OFFICE/ROOM 2 ▪ REAR HALLWAY ▪ WC ▪ STORE ROOM ▪ TWO FURTHER TREATMENT ROOMS TO THE REAR ▪ PARTIAL DOUBLE GLAZING ▪ TWO LARGE STORAGE ROOMS ON THE FIRST FLOOR

£85 PER WEEK

Front Reception room 12'6" x 15'10" (3.82 x 4.82)

The property is entered via a timber and glazed insert door into a front reception room. L Shaped room. There is a timber unit which houses the electric meter and switch gear. Ceiling light. Decorated in a neutral colour with laminate flooring. Storage cupboards. Large window to the front with deep display shelf below.

Room 2/Office 6'11" x 6'8" (2.10 x 2.04)

Sectioned off from the front reception room. Laminate flooring. Decorated in neutral.

Rear Hallway

Accessed from the front reception room via a white timber door. The rest of the rooms are accessed from this hallway. Panel heater. Stairs to upper level.

WC 7'2" x 5'7" (2.18 x 1.69)

Comprises of WC and wash hand basin. Decorated in yellow. Vinyl flooring. Single glazed window.

Store Cupboard

Houses a sink. Two ceiling lights. Useful storage space.

Room 3 8'8" x 7'3" (2.63 x 2.22)

Accessed from the rear hall. Large single glazed window with timber display sill. Decorated in a purple and neutral with laminate flooring. Two strip lights.

Room 4 8'0" x 8'8" (2.44 x 2.64)

Located to the side of the property. Decorated in neutral. Laminate flooring. Two strip lights. Single glazed window.

Services

Mains drainage, water and electricity.

Other information

Rent payable 4 weeks in advance. Deposit equal to 4 weeks rent.

The incoming tenants will be responsible for all legal fees regarding the tenancy agreement.

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