

# TO LET - RETAIL PREMISES/ CAFÉ/ OFFICE

27 High Street, Hawick, Roxburghshire TD9 9PU



# Deceptively Spacious Ground Floor Premises

27 High Street, Hawick, Roxburghshire, TD9 9PU

Prime Double Fronted Shop Unit with central access door  
Net Internal Area 231.54 sq m (2,491 sq ft)  
Accommodation over four floor levels  
May suit Café, Financial Professional or Other Services as well as Retail  
No rates currently payable - subject to eligibility under SBRR

**Guide Rent £10,000 per annum**

**Ref. GP5201**

### Description

A Grade C listed 19<sup>th</sup> century mid terraced tenement providing a double fronted retail unit to the ground floor with a four storey ancillary building to the rear.

Internally, the unit has a modern fitout. Established use is understood to be Class 3 (hot food) permitting takeaway, café, restaurant or hot food takeaway uses. The property is extremely versatile. General Permitted Development rights allow change of use to Retail (Class 1) or Professional Office (Class 2) without a formal Planning Consent.

### Areas

The subject has been measured in accordance with the RICS Code of Measuring Practice to the following Net Internal Areas:

| Description        | Sq m   | Sq Ft |
|--------------------|--------|-------|
| Net Internal Area  | 231.54 | 2,491 |
| In Terms of Zone A | 92.17  | 992   |

*E & oe Measurements taken using laser measure.*

### Accommodation

The accommodation comprises:

#### Ground Floor:

Front shop with ceiling mounted air conditioning units; rear shop currently fitted out to provide two wcs each with low flush units and wash hand basins – one to accessible standard, and a storeroom; emergency escape exit to the side; rear landing with stairs to upper levels; rear office.

#### First Floor:

Landing; kitchen with wc, utility area, and storeroom off; rear stairs; concrete spiral stair to the rear leading to upper and lower levels.

#### Second Floor:

Attic room fitted with en suite shower room/ wc, office.

#### Lower Ground Floor:

Storeroom with separate access to the rear with potential for use as a delivery access.

### General Information

This property benefits from a good position to the south side of the High Street within Hawick town centre. High Street, is the towns principal retail street.

Hawick is located in the Teviot Valley at the River Teviot’s confluence with Slitrig Water. The Town has the largest population of any settlement in the Scottish Borders with an estimated population of 13,610 according to the 2020 Mid-Year Population Estimates compiled by the National Records of Scotland. The Town serves a relatively large rural hinterland.

Historically, Hawick prospered following the industrial revolution with a strong local economy based on the Knitwear and Textile Industries.



### Services

All mains Services Connected. Central heating via radiators

### Rateable Value

According to the Scottish Assessor's Association Website this unit is assessed to a Rateable Value of £14,200 per annum effective from 01-Apr-2017.

The Small Business Bonus Scheme provides rates relief to help small businesses in Scotland. Where a business's combined (all business premises in Scotland) rateable value is £15,000 or less up to 100% relief is available subject to eligibility (Current 2021/22). Further details are available from the Business Rates Team of Scottish Borders Council.

### Lease Terms

Available by way of a Full Repairing and Insuring lease. Terms by negotiation.

### Value Added Tax

Unless otherwise stated the prices quoted are exclusive of VAT.  
Any intending tenants must satisfy themselves independently as to the

instances of VAT in respect of any transaction.

### Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction.

In the normal manner, the in-going tenant will be liable for any land and buildings transaction tax, registration dues and VAT thereon.

### Viewing

By appointment with the sole agents:  
Edwin Thompson, Chartered Surveyors  
76 Overhaugh Street  
Galashiels  
TD1 1DP  
Tel. 01896 751300  
Fax. 01896 758883

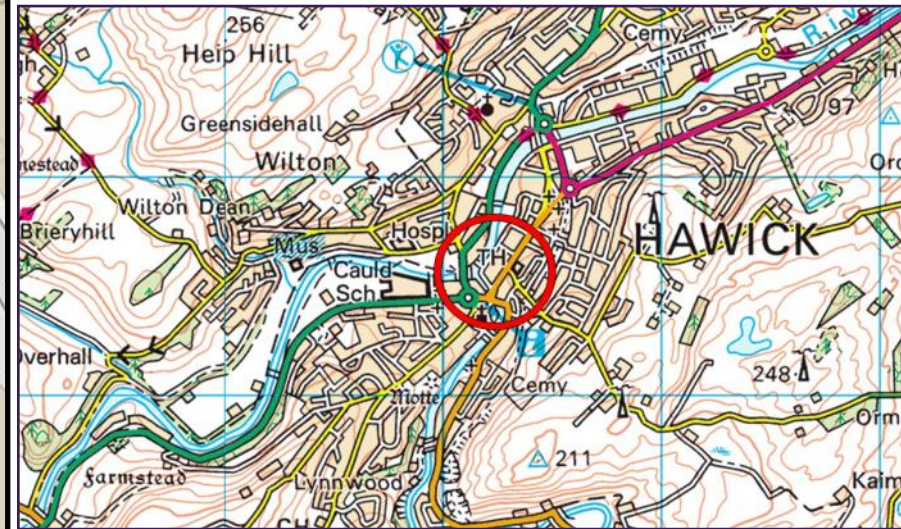
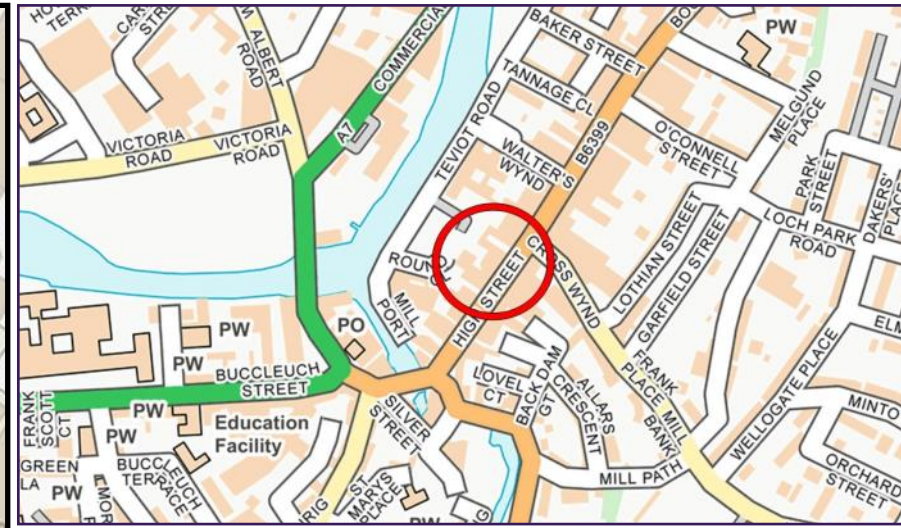
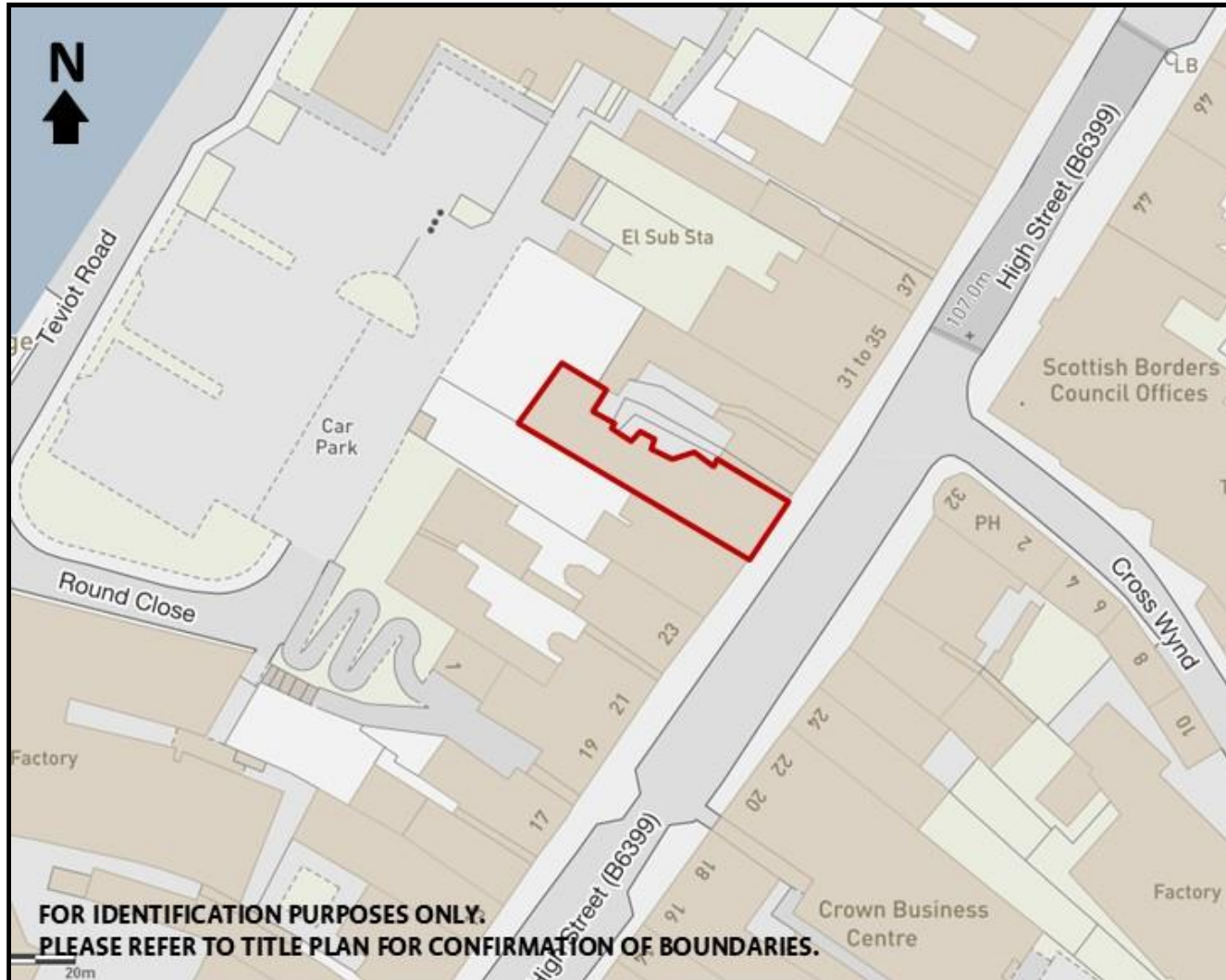
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