

Hawick

Call 01450 372336



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Commercial Premise, 15/1 Princes Street, Hawick, TD9 7HG

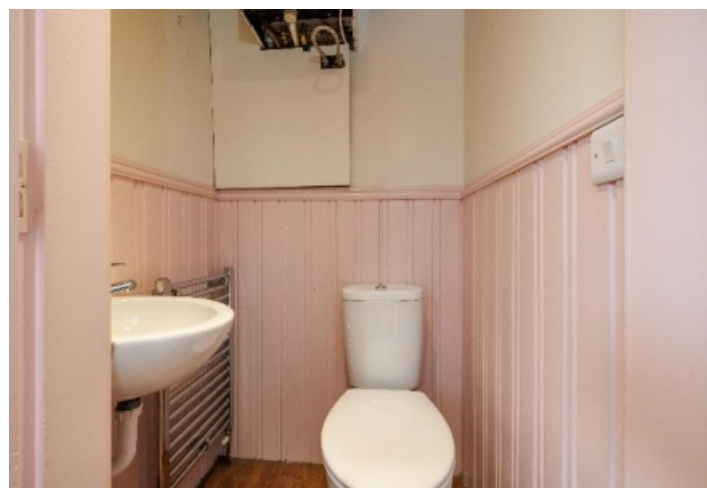
OIRO: £40,000



15-1 Princes Street is brought to the market in excellent condition throughout and represents an exciting opportunity to the buyer. Most recently utilised as a hair salon and currently consisting of three styling chairs as well as a further chair with wash hand basin, WC and customer waiting area. Storage is provided by way of shelved units to the rear and the well appointed cellar beneath. The property also benefits from gas central heating and double glazing. Viewings are essential to fully appreciate.

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Situation

The central Borders town of Hawick is very well placed for access to all the other towns in the region. As Edinburgh city centre is easily accessible via the A7 and A68 by road and the new Waverly Rail Link to Tweedbank can be reached in around 30 minutes, the commuter is increasingly seeking out the Scottish Borders region as an ideal location in which to settle for a quality lifestyle with a quieter pace and houses at a more affordable price. Hawick has an excellent variety of shopping, leisure, recreational and sports facilities. The area is renowned for its beautiful scenery, offers numerous activities for those with an interest in sporting or leisure pursuits and is steeped in a sense of history and tradition.

Rateable Value

According to the Scottish Assessors website saa.gov.uk the subjects have been entered into the valuation roll at £1,350 as of 1st April 2023.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, bathroom fittings and light fittings.

Services

Mains water and drainage, electricity and gas central heating.

EPC

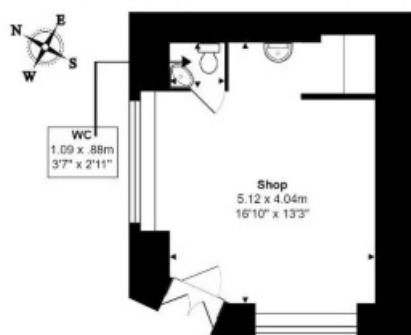
TBC

Viewings & Offers

Viewings are strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336. Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

15-1 Princess Street Hawick TD9 7AY

Approximate Gross Internal Floor Area: 23.5 m² ... 253 ft²



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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.

Full members of:

