



**JH**  
**JIM HAY**  
ESTATE AGENTS

27 High Street Hawick TD9 9PU

Per Annum £8000

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This double fronted shop unit, with accommodation over 4 floors, is presented in turnkey condition.

Located on the south side of Hawick High street, on the towns principal retail area.

The property is very versatile at has a class 3 use at present, other permitted rights allow, change of use to Class 1 or Class 2 without a formal planning consent.

The accommodation comprises;Ground Floor: Front Shop with air conditioning units, rear shop has a gents , ladies and disabled toilets inc storeroom and office.

First Floor: Kitchen, WC, utility area and storeroom.

Second Floor: Attic Room with en-suite shower room and office.

Lower Ground Floor: Storeroom with access to the rear.

The net internal area is approx 2500 SQFT, 1000 SQ Ft being rated as Zone A.

All mains services are connected, central heating is gas, via radiators.

The property is under the rates threshold, no rates currently payable , subject to eligibility under SBC.

Lease Terms- available by way of a full repairing and insuring lease.

### What we like about this property

Location, Versatility, Size,









EPC Rating: D

Rateable Value: £11,100

**Viewing:**

Strictly Via Jim hay , 100% accompanied

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Jim Hay Estate Agents Ltd

51 High Street, Hawick, Scottish Borders TD9 9BP.

Telephone: 01450 371345

Fax: 01450 374070

Email: [admin@jimhayestateagents.com](mailto:admin@jimhayestateagents.com)