



4 Bourtree Place Hawick TD9 9HW

In Region Of £110,000

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We are delighted to present to the market this recently renovated large commercial premises.

Located in Bourtree Place overlooking the 'Horse monument' which in turn merges with the main high street.

The premises have recently undergone major renovation works, including a new modern shop front and windows. The versatile space has been utilised as a furniture shop and grocery store in recent years.

The main shop floor is approx 1800 SQ Ft with around 1000 SQ FT of storage on the first floor, where there is also a WC and a kitchen.

Benefitting from electric and mains water /drainage.

Excellent opportunity to develop a new business venture in the town , especially with the proposed Centre Parks development on the horizon.

The building itself was once the residence of the author of the Oxford English dictionary.

Must be viewed to fully appreciate its size location and huge potential.

The owner maybe be open to letting.

### What we like about this property

Excellent Condition, Prime Location, Size







Rateable Value: £12800

**Viewing:**

Strictly via Jim Hay, 100% accompanied.

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