



Orrock Halls 6 Orrock Place Hawick TD9 0HQ

Fixed Price £130,000

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The large versatile retail premises is located in the Sandbed area of Hawick just over the bridge from the Haugh car park, one of the largest free car parks in the Borders area, and also the venue of the local Hawick market.

The premises are entered via a large stairway from the street, with all the retail floor space being on the one level, with full height ceiling. There is a changing room, reception, office, store, large studio, kitchen and WC. The last rent achieved was £6000 PA. Around 2100 SQ FT. Full planning permission is in place to convert the first floor into 2 large two bedroom apartments.

In the past the premises have been used as a knitwear shop , home ware shop and latterly has an equestrian goods shop, fitness studio.

On the lower floor there is another commercial unit , which was used as a cafeteria for many years. The last rent achieved was £4500 PA

On the top floor there is a 4 bedroom residential flat, presented in modern condition, fetching a rent of £5400 PA .

This B listed former church hall , offers an excellent business opportunity , it is a very versatile property with the added benefit of living on the premises. At the last obtained rental income it offers at least a 10% return on capital investment, without any renovation.

For more information and to view contact Jim Hay. Photos of Flat to follow

### What we like about this property

Versatile Premises. Commercial & Residential, Central Location







Rateable Value: Listed Building

### Viewing:

Strictly by appointment through Jim Hay (all accompanied)

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