

# TO LET



**Shop/Office  
1 Buccleuch Street, Hawick TD9 0HH**



**Shops and Financial, Professional or  
other Services**

**Annual Rent (in the region of)  
£2,950 (excluding VAT)**



**Viewing/Further Details:**

Please contact  
Estate Management

Tel: 01835 825122 or email [estatemangement@scotborders.gov.uk](mailto:estatemangement@scotborders.gov.uk)

These particulars do not form any part of any contract and are prepared for guidance only.

## Location

Hawick is one of the largest towns in the Scottish Borders with the River Teviot flowing through it. Hawick is well served by the roads network and lies 43 miles from Carlisle and 55 miles from Edinburgh along the A7 Trunk Road. The town has good local amenities and boasts a great variety of commercial businesses.

## Description

Buccleuch Street is located a short walk from Hawick town centre on the main A7 Trunk road. This property has a large shop frontage with separate kitchen, toilet facilities and on street parking close by. This property would suit either retail or office use although planning consent may be required for a change of use.

## Services

Main Electricity, gas, water and drainage

## Accommodation

Total gross internal area: 60.1m<sup>2</sup> (646.9ft<sup>2</sup>)

Front shop area: 36.4m<sup>2</sup> (391.8ft<sup>2</sup>)

## Rent

Annual rent (in the region of): £2,950 (excluding VAT)

## Rateable Value

The current rateable value of these premises is £3,600 (with effect from 1 April 2023).

Properties below the value of £12,000 may qualify for 100% rates relief under the Small Business Bonus Scheme. Further details of this can be found at [www.mygov.scot/business-rates-relief/](http://www.mygov.scot/business-rates-relief/)

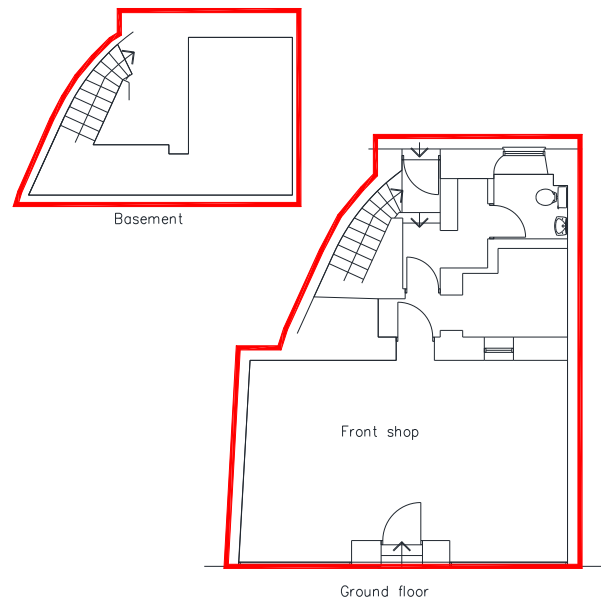
## Planning

Currently Class 1a Shops and Financial, Professional and other services appropriate for shopping areas as defined in the Town and Country Planning (use class) (Scotland) Order 1997.

Permitted change to Class 4 , any other use falling out with these use classes will require landlords and the relevant planning consent.

## Energy Performance Certificate

Building energy performance rating: To be confirmed



Location/Floor plans

## Viewing/Further Details:

Please contact

Estate Management

Tel: 01835 825122 or email [estatemangement@scotborders.gov.uk](mailto:estatemangement@scotborders.gov.uk)

These particulars do not form any part of any contract and are prepared for guidance only.