

# TO LET



**Retail/Office Premises  
5 Buccleuch Street, Hawick TD9 0HH**



**Retail/Office Premises**

**Annual Rent (in the region of)  
£4,250 (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 kitchen and toilet facilities accessed via a couple of steps towards the rear of the property. On street parking is available. This property would suit either retail or office use although planning consent may be required for a change of use.

### Services

This property is service by 3 phase mains electricity, gas, water and drainage.

### Accommodation

Total gross internal area: 86.4m<sup>2</sup> (930ft<sup>2</sup>) excluding basement

Front shop area: 70.9m<sup>2</sup> (763.2ft<sup>2</sup>)

### Rent

Annual rent (in the region of): £4,250 (excluding VAT)

### Rateable Value

The current rateable value of these premises is £4,800 (with effect from 1 April 2017)

### Planning

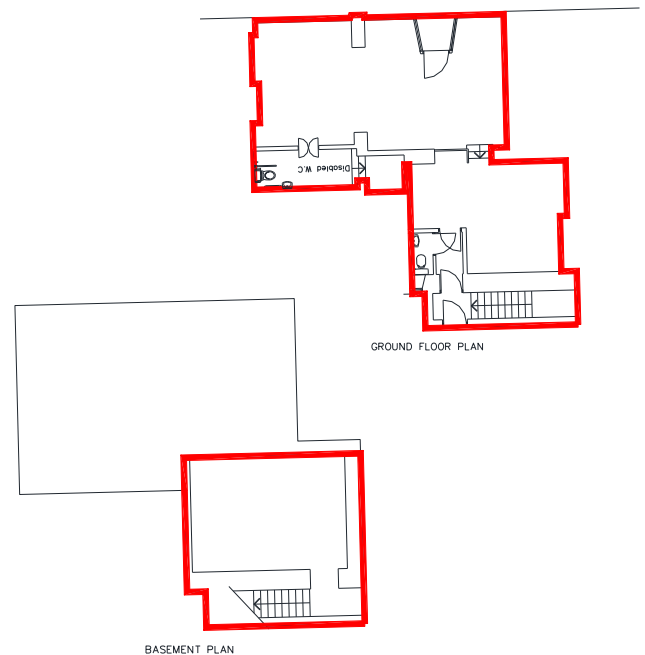
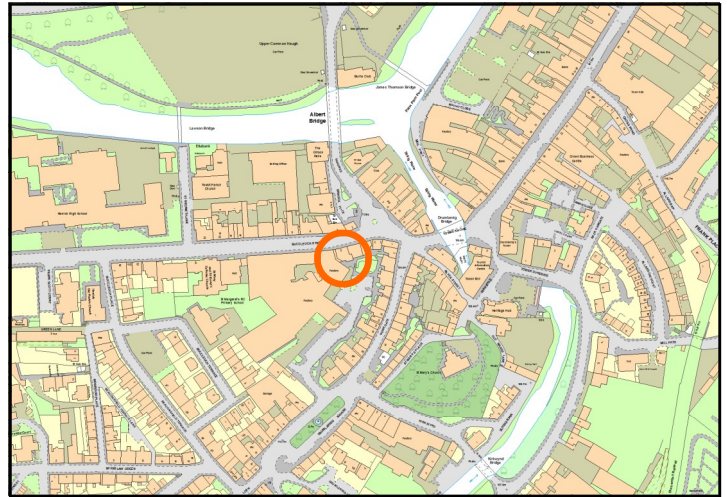
Currently Class 1a Shops and Financial, Professional and other services defined in the Town and Country Planning (use class) (Scotland) Order 1997.

Any other use falling out with this use class will require landlords and the relevant planning consent.

### Energy Performance Certificate

Building energy performance rating: G

### Location/Floor plans



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