

TO LET



**3 Towerdykeside,
Hawick TD9 9EA**



**Office Premises
(currently Class 1a: Shop, Financial,
Professional and other services would
suit other uses subject to planning
consent for a change of use)**

**Annual Rent (in the region of)
£5,250 (excluding VAT)**



Viewing/Further Details:

Please contact
Estate Management

Tel: 01835 825122 or email 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

Towerdykeside is located close to the town centre of Hawick opposite the recently renovated Heart of Hawick and Heritage Hub buildings. Towerdykeside is a traditional built former mill building converted to provide offices and workshops. Unit 3 is more suitable for office space and is accessed through a pedestrian door from the rear of the property. It has an office with reception window, toilet facilities and electric panel heating.

Services

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

Accommodation

Total gross internal area: 64.6m² (695ft²)

Rent

Annual rent (in the region of): £5,250 (excluding VAT)

Rateable Value

The current rateable value of these premises is £3,800 (with effect from 1 April 2023)

Planning

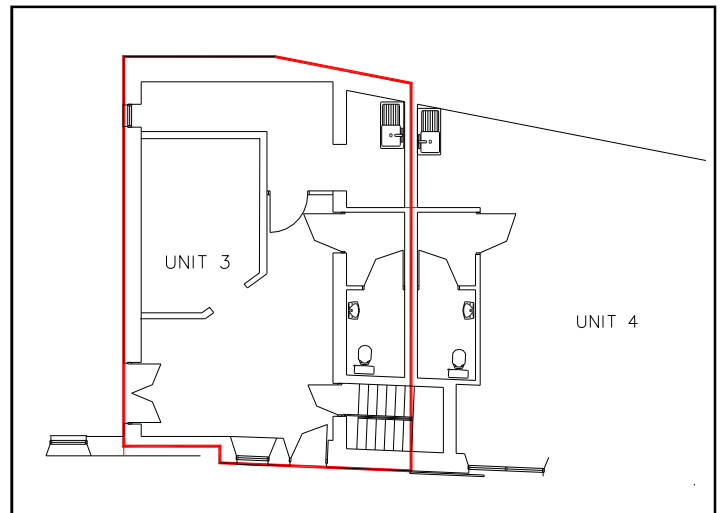
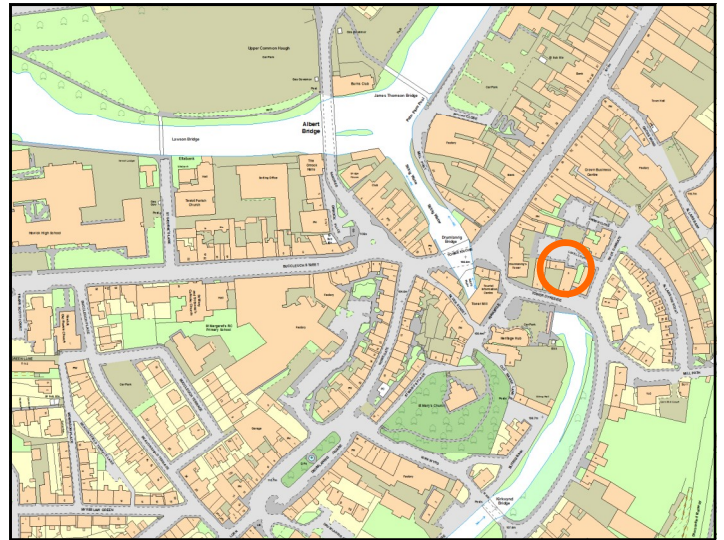
Currently Class 1a Shop, Financial, Professional and other services as defined in the Town and Country Planning (use class) (Scotland) Order 1997.

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 (January 2022)

Location/Floor plans



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