

FOR SALE

Development Opportunity

2-6 Lothian Street, Hawick, TD99HB



- **Offers over £300,000**
- **Former antique warehouse**
- **Unit extends to 2,069m² (22,227ft²)**
- **Located in Hawick, Borders**
- **Granted residential planning consent in 2008**
- **Situated in close proximity to Hawick High Street**

VIEWING & FURTHER INFORMATION:
Enquiries should be directed to:

Shepherd Chartered Surveyors
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Contact:
Steven Clarke
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Or

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LOCATION

Hawick is the largest of the border towns, situated 50 miles south of Edinburgh and 18 miles south of Galashiels. Hawick is the main retail area for the southern Scottish borders and has a population of approximately 14,300. The property is situated on the east side of Lothian Street at the junction of Cross Wynd and Garfield Street in a mainly residential neighbourhood in close proximity to the high street.

DESCRIPTION

The subjects comprise an antiques warehouse arranged over 5 floors of a prominent corner site. Internally the premises includes small office accommodation, staff room and WCs with extensive warehouse storage facilities on all floors. The property was granted residential planning consent in 2008 for 5 dwellings, 18 flats with lift access and 19 allocated car parking spaces under application 08/01545/FUL which has now lapsed.

ACCOMMODATION

We calculate that the subjects extend to approximately;

| | | |
|---------------|---------------------------|-----------------------------|
| Basement | 138m ² | 1,485ft ² |
| Ground | 690m ² | 7,438ft ² |
| First | 537m ² | 5,782ft ² |
| Second | 352m ² | 3,786ft ² |
| Third | 352m ² | 3,786ft ² |
| Total: | 2,069m² | 22,277ft² |



RATEABLE VALUE

The subjects require to be re-assessed upon a new owner/tenant taking occupation.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 6 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

PRICE

Our client is seeking offers in excess of £300,000.

EPC

Released on application.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the purchaser will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT which may be payable in addition.

