Prime opportunity to acquire this town centre property with deceptively large footprint, situated in a mixed use area close to one of the town’s public car parks.

Most recently occupied as offices and offering scope for adaption/redevelopment for a variety of alternative uses including conversion to form a flatted development, sheltered housing or care home, subject to the necessary consents. Two separate buildings which would naturally split – two storey office building to the front; ground floor day centre with associated offices and small garden area to the rear with warehousing above.

Offers over £155,000 are invited.
IMPORTANT NOTICE
Edwin Thompson for themselves and for the Landlord of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Landlord.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in August 2011.

Location
Prime office/development opportunity situated in the heart of Hawick the largest town within the Scottish Borders.

Hawick is located in the Teviot valley at the River’s confluence with the Slitrig Water. The town has the largest population of any settlement in the Scottish Borders region with a population of approximately 16,000.

Historically, the settlement prospered following the Industrial Revolution with a strong local economy based on the knitwear and textile industry. The town’s conservation area is characterised by the heritage of its bygone era.

The town benefits from excellent road links via the A7 Edinburgh to Carlisle arterial route providing great connections to the national road network and the other main Borders towns.

This site is situated in a central position to the north east of the Town Hall accessed via Cross Wynd. There is a large public car park with pleasant curtilage landscaping to the east of the subjects.

Description
A prime town centre office/development opportunity comprising two storey office building to front and separate building to rear housing lower ground floor day centre and associated offices with warehousing above.

Accommodation
The property provides the following accommodation:

<table>
<thead>
<tr>
<th>Building</th>
<th>Floor</th>
<th>Use</th>
<th>NIA</th>
<th>GIA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main offices</td>
<td>Ground</td>
<td>Offices</td>
<td>86.75</td>
<td>913</td>
</tr>
<tr>
<td></td>
<td>First</td>
<td>Offices</td>
<td>109.91</td>
<td>1,183</td>
</tr>
<tr>
<td>Rear Building</td>
<td>Lower</td>
<td>Day centre/offices</td>
<td>210.10</td>
<td>2,265</td>
</tr>
<tr>
<td></td>
<td>Ground</td>
<td>Warehousing</td>
<td>419.20</td>
<td>4,510</td>
</tr>
</tbody>
</table>

Floor plans of the existing buildings will be available to genuinely interested parties.

Rateable Value
The rateable value of the subjects has been assessed to the following rateable values effective from 01-April-10:

<table>
<thead>
<tr>
<th>Use</th>
<th>Rateable Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offices</td>
<td>£20,700</td>
</tr>
<tr>
<td>Warehouse</td>
<td>£3,450</td>
</tr>
</tbody>
</table>

Planning
The subjects are situated within a mixed use area within Hawick town centre boundary as determined within the Consolidated Local Plan 2011. It is considered that the subjects could be adapted/converted for a variety of alternative uses subject to obtaining the necessary consents.

Services
All mains services are understood to be connected.

Tenure
Absolute Ownership.

Price
Offers over £155,000 are invited as a whole.

VAT
Any prices quoted are exclusive of VAT.

Viewing
Strictly by appointment with the sole agents:
Edwin Thompson LLP, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP
Tel: 01896 751300
Fax: 01896 758883
Email: galashiels@edwin-thompson.co.uk