



3 The Loan, Church Meeting Rooms, Hawick, TD9 0AU

Property

Versatile end terraced former shop premises over 2 floors located in the popular Hawick town centre. The subjects are currently used as Church meeting rooms and comprise a front shop/office with back shop/office and WC facilities over ground floor level. The lower ground floor level comprises basic storage accommodation. The property front entrance is on The Loan and there is also a side entrance on Drumlanrig Crescent. The property comprises:

Front & back meeting rooms, storage rooms and WC facilities

Area

Ground

Front Office: 35.48sq m, 382sq ft

Back Office: 8.54sq m, 92sq ft

WCs: 6.85sq m, sq 74 ft

Basement

Storage Room: 49.67sq m, 535sq ft

TOTAL: 100.54sq m, 1,083sq ft

Services

The property is connected to mains supply of water and electricity. Drainage is connected into the main public sewer.

Planning

Planning permission was obtained to use the former shop and office as a meeting room and the property is not a listed building but is situated in a Conservation Area. The property may provide scope to be converted to a shop or to residential, subject to the necessary consents being obtained. There is a basic storage area in the basement which needs refurbishment.

Rateable Value - £2,600

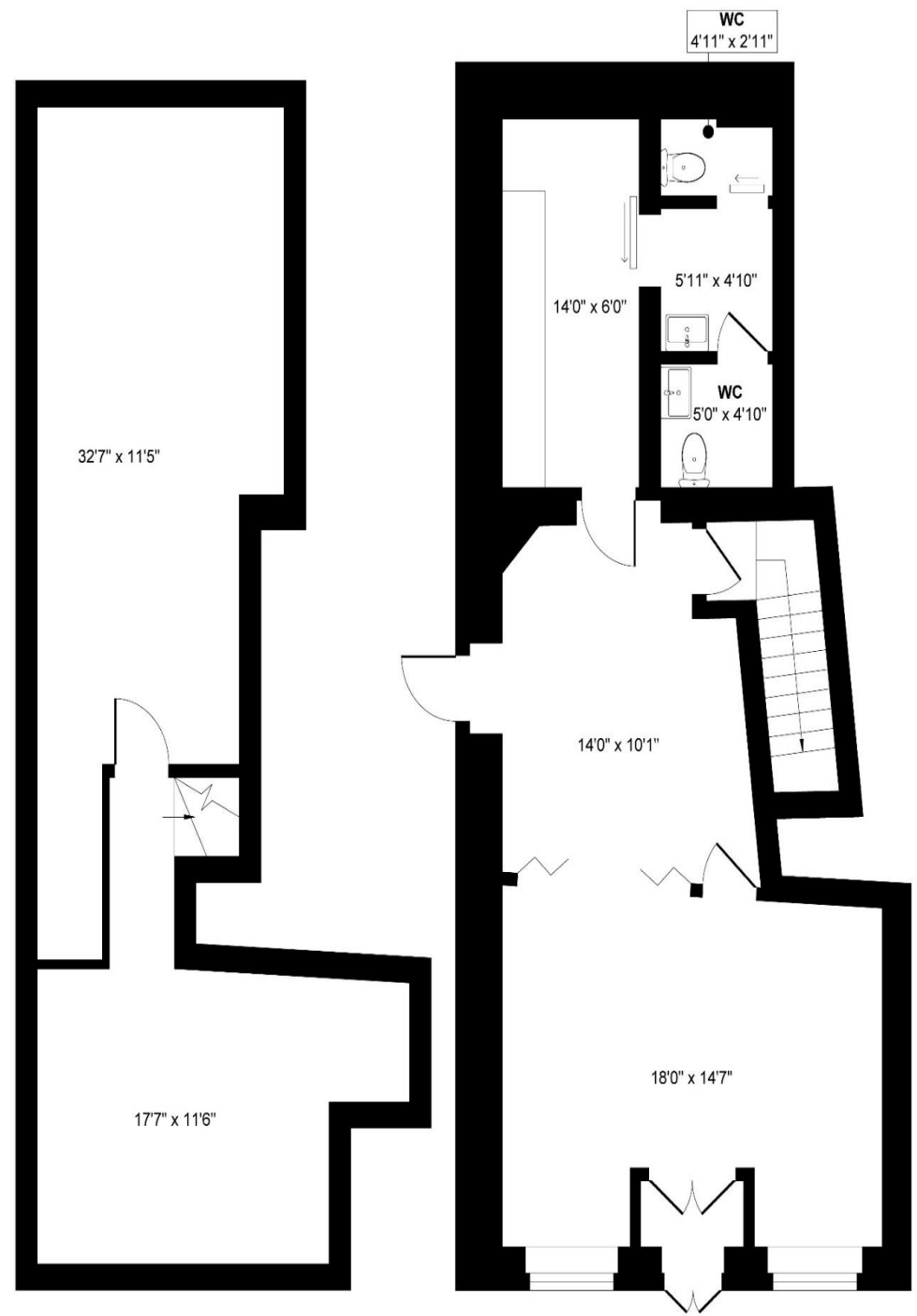
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Local Area

Hawick is the largest of the Border towns. The town centre is vibrant and hosts a variety of local amenities including restaurants, bars, cafes and B&Bs. Other attractions can be found within the town such as the Textiles Museum Tower Mill and a number of local supermarkets including Morrison's, Sainsbury's, Aldi & Lidl. The A7 provides an easy route to Edinburgh and south to Carlisle. Rail links are available at Berwick-Upon-Tweed, Carlisle, Tweedbank and Edinburgh. The nearest International Airports are located in Edinburgh and Newcastle.





Lower Ground Floor
Approximate Floor Area
491 sq. ft

Ground Floor
Approximate Floor Area
641 sq. ft

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.



It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland - Scottish Charity No SC005191