



BANNERMANBURKE

PROPERTIES LIMITED

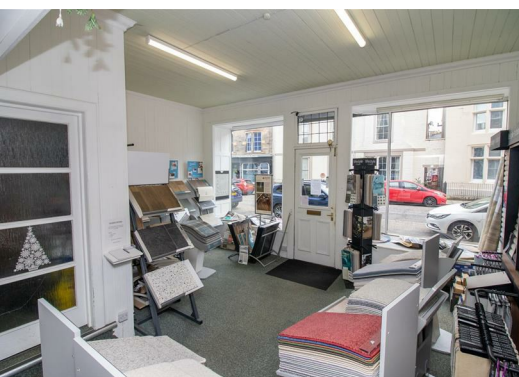


14 North Bridge Street, Hawick, TD9 9QW

Offers In The Region Of £50,000

Viewing is highly recommended to fully appreciate this fantastic opportunity. Offered for sale as either a vacant unit or an ongoing concern, Desport & Gray, 14 North Bridge Street is a well established and busy carpet shop, offering an excellent opportunity for an owner occupier or investor to acquire a prime town centre location for their own business or continue this thriving flooring business.

Set within a beautiful stone building in a highly desirable area, the shop benefits from an attractive setting and welcoming character. With generous retail space, useful ancillary accommodation, an appealing period setting and an established trading history, this is an opportunity not to be missed.



The Property

The external frontage is extremely attractive, painted a dark green to enhance the period style of the building. The shop is entered via a timber and glazed door, complete with bell that alerts the shopkeeper of customer presence. Two large windows offer excellent display areas and allow light in to the store. The electric meter and switch gear are discreetly housed under one window. The front shop offers good space for stock and further space can be found to the rear of this room accessed via a step. A large opaque window to the rear allows light into this space also. Decorated in neutral tones with carpet to floor, this room offers the perfect area to showcase the products on offer. A small room at the rear has a sink with drainer and storage under and a door provides access out to the rear. From the main room, a door leads into a hallway which provides storage, a WC, a door to the communal close and access to the private office which is a spacious room allowing for office equipment, storage and workspace. A window to the rear allows light in and the room has neutral décor and carpet to floor. This retail property is in a prime location of town and should be viewed to fully appreciate.

Room Sizes

Showroom 10.53 x 6.06 widest and longest points.

Kitchen Space 1.33 x 2.28

Rear Hallway 2.16 x 2.43

Office 2.92 x 3.54

Sales & Other Information

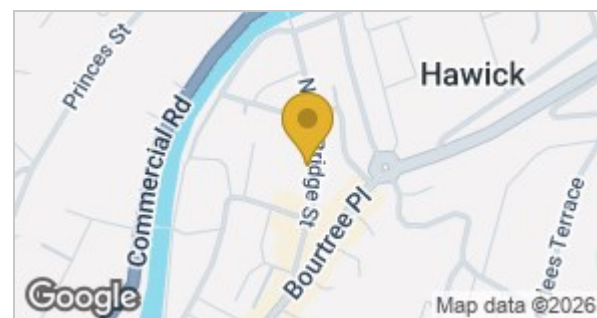
Trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business can be sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry. Business accounts available only on viewing, to interested parties.

Fixtures & Fittings

All floor coverings, light fittings included in the sale.

Services

Mains Drainage, Water & Electricity.



Important:

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