



## **22 Buccleuch Street, Hawick, TD9 0HW**

### **Offers In The Region Of £140,000**

This exceptional multi-use commercial property on Buccleuch Street offers over 200 square metres of versatile space across the ground and lower ground floors. Its scale and adaptability make it an exciting prospect for anyone looking to establish, expand, or reinvent their business presence in a prime central location.

Previously used as an architect's office, the property is perfectly suited to a wide range of commercial uses. The layout flows seamlessly, with kitchen and WC facilities already in place, creating a space that is practical, functional, and ready to occupy. The recently installed gas combi boiler provides efficient central heating, ensuring comfort and reliability.

The location is ideal, just a short stroll from the town centre and its many amenities. On-street parking is available directly outside the property, while the free Haugh car park nearby offers further convenience. Accessibility has also been considered, with a side entrance ramp providing ease of access for all.

What sets this property apart is the flexibility it offers. Planning permission has already been granted to convert the space into a large three-bedroom residential dwelling. This provides a remarkable investment opportunity, as well as maximising its commercial potential. The owner may consider renting the property upon application.



- FLEXIBLE COMMERCIAL SPACE OF OVER 200 SQUARE METRES
  - GROUND FLOOR CENTRAL LOCATION
    - WC AND KITCHEN FACILITIES
    - DISABLED RAMP ACCESS
    - GAS CENTRAL HEATING
    - PARTIAL DOUBLE GLAZING
- CHANGE OF USE PLANNING PREVIOUSLY APPROVED
  - AVAILABLE TO RENT ALSO

## The Property

The ground floor provides six generous office spaces, complemented by a kitchenette and WC facilities, creating a practical and well balanced layout for professional use. Access is available directly from Buccleuch Street, while a side entrance on St Georges Lane, complete with disabled ramp, ensures easy accessibility for staff and visitors alike.

A central staircase leads to the lower level, where four additional rooms provide excellent space for further offices, meeting rooms, studios, or secure storage. The property is comfortably heated by a recently installed gas combi boiler, and the mix of traditional sash and case windows alongside modern UPVC double glazing.

The central location is a key advantage. With the town centre just a short walk away, the property benefits from close proximity to shops, cafés, and amenities, while parking is readily available on the street outside or at the nearby free Haugh car park.

Previously used as professional offices, the building's scale, layout, and accessibility make it ideal for businesses seeking a prominent and flexible base. From office headquarters to creative studios, consultancy spaces, or health and wellbeing practices, the potential here is significant.

The property retains many original features, including ornate cornicing and high skirtings, reflecting its history as a residential dwelling. In fact, planning permission and building warrants were granted in 2023 to convert the building back into a substantial three-bedroom home. Full details can be viewed on the Scottish Borders Council planning portal using reference 21/00421/FUL or postcode TD9 0HW.

## Services

Mains Gas, Mains electricity, Mains Water (Metered), Public drainage.

Rateable Value - £10,000 - Currently qualifies for 100% Discount depending on owners circumstances.



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