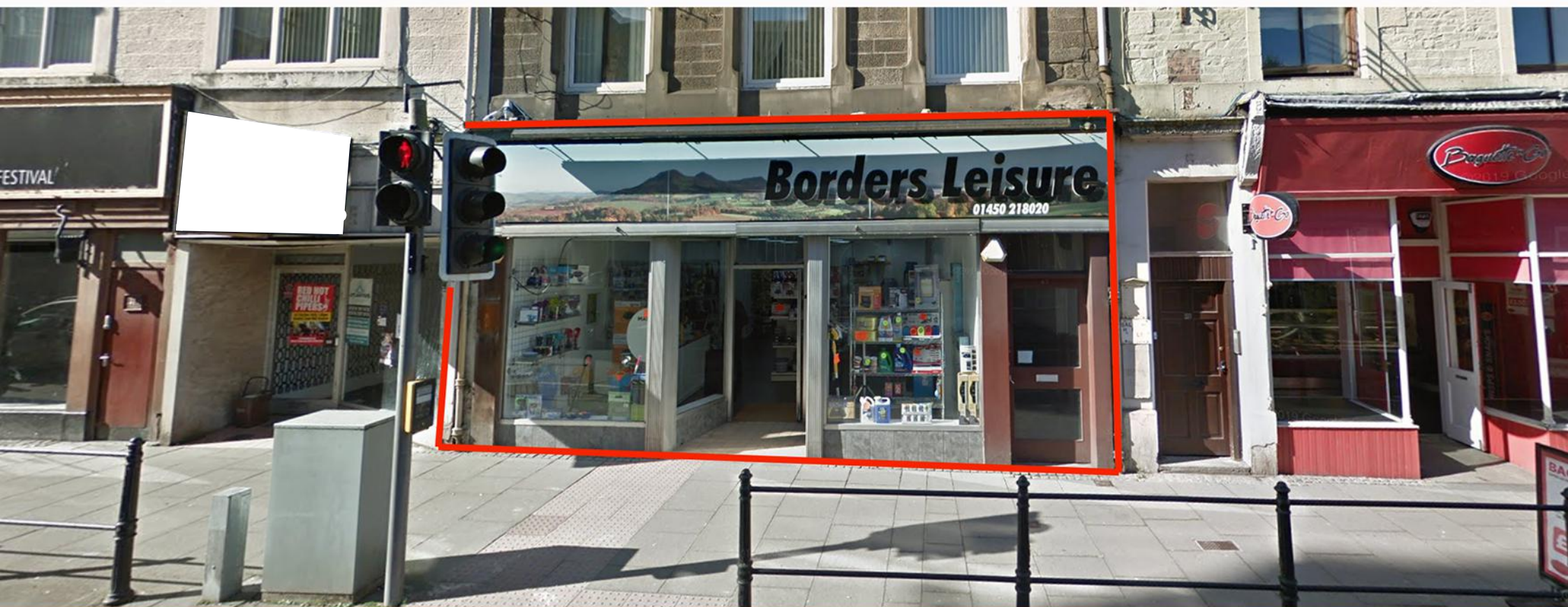
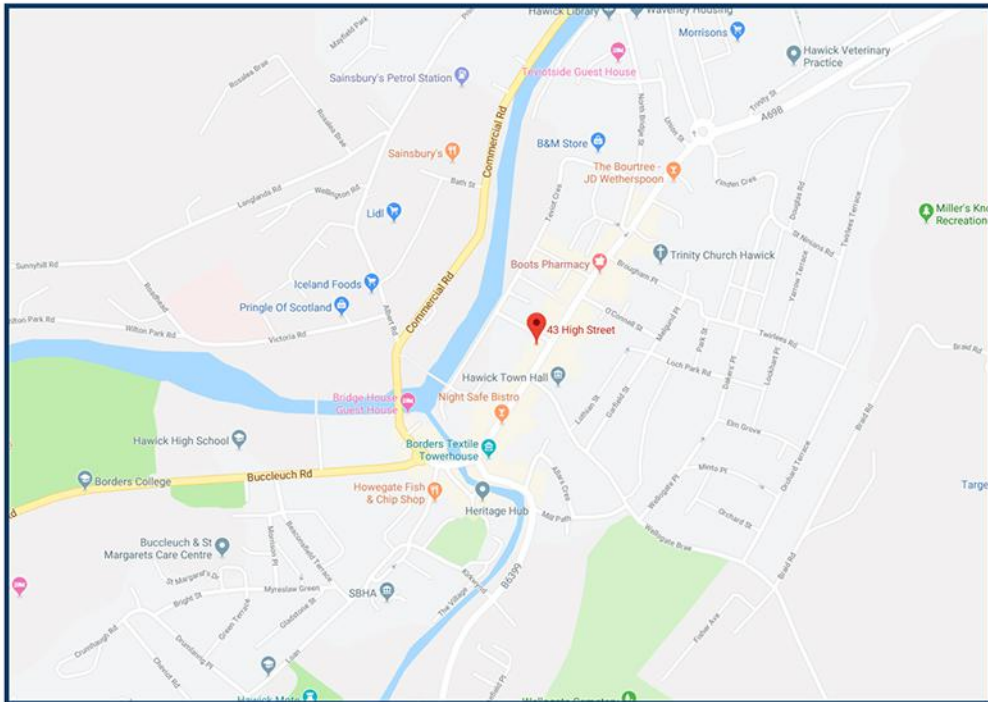


43 HIGH STREET, HAWICK, TD9 9AT



PRIME POSITION RETAIL INVESTMENT OPPORTUNITY



- **ESTABLISHED RETAIL PITCH**
- **PROMINENT FRONTAGE**
- **GROUND & BASEMENT FLOOR**
- **LET TO BORDERS LEISURE**
- **PASSING RENT: £7,000P.A.**
- **£75,000 (G.I.Y 9.3%)**

LOCATION

The subjects are situated on the West side of High Street just North of its junction with Walters Wynd within the town Hawick. Hawick is one of the main towns within the Scottish Borders, benefitting from a population of approx 15,000 persons.

The town is accessed via the A7 road between Edinburgh and Carlisle along with being easily accessible from Galashiels, Jedburgh & Selkirk with excellent rail links to Glasgow & Edinburgh.

Neighbouring occupiers include: Costa Coffee, Greggs, Scotmid, Ladbroke's, SemiChem, Capability Scotland & Farmfoods.

SUBJECTS

The subjects comprise a ground floor retail unit set within a larger 3 storey mixed use development of traditional stone construction surmounted by a mansard style roof overlaid in slate.

Benefitting from 2 no. large display windows flanking the entrance, the doorway is recessed from the frontage opening to the open plan sales area which has been refurbished by the sitting tenant to include upgraded flooring throughout, L.E.D. panels have been inserted into the suspended acoustic tile ceiling.

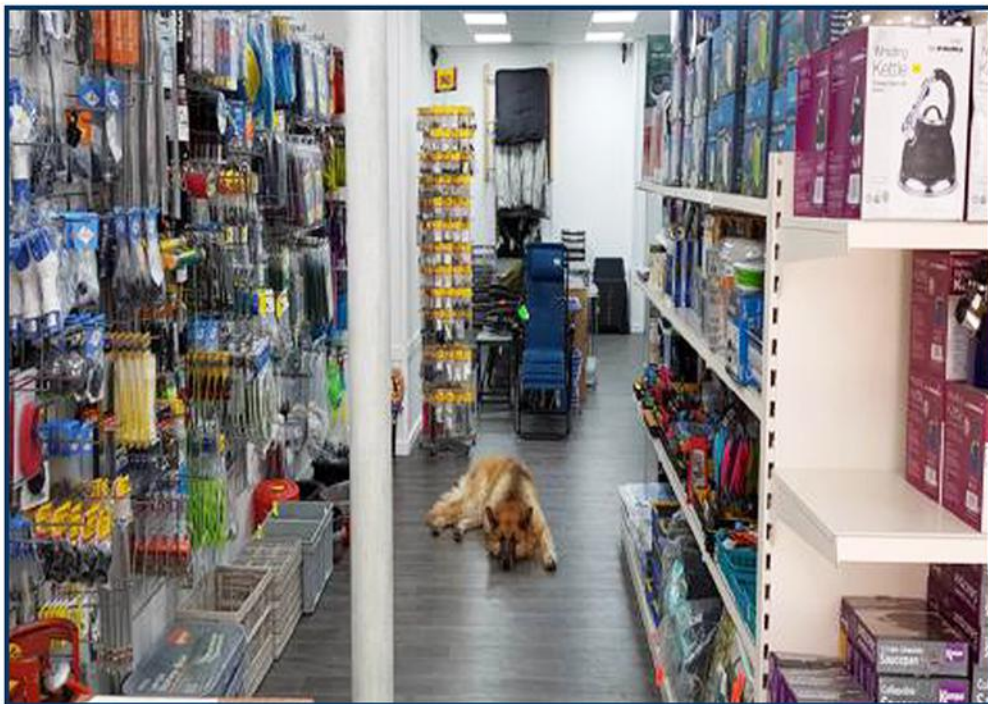
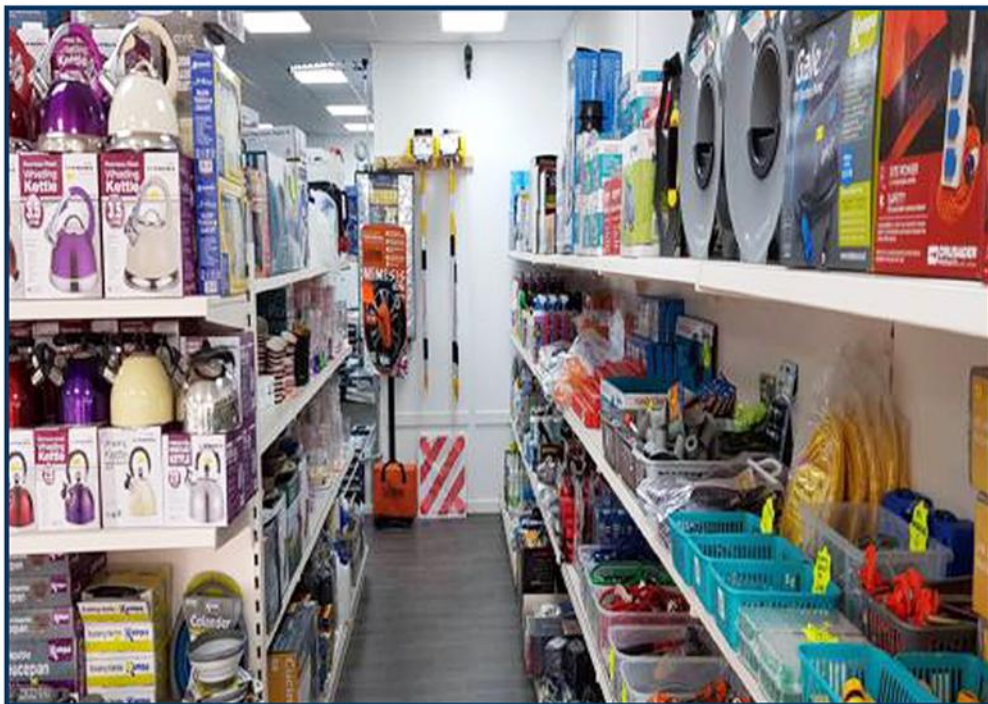
The subjects have been partitioned internally to form a storage area to the rear along with staff tea prep and w.c. facilities. The basement is accessible via a single timber staircase.

NAV/RV

The subjects have been measured on a Net Internal Area basis to extend to the following:

Ground: 105.32sqm (1,134sq ft)
Bsm: 21.92sqm (236sq ft)

Total: 127.24sqm (1,370sq ft)



EXECUTIVE SUMMARY

Tenant: Borders Leisure

Term: Expiry 18th Jan 2023

Tenant Break: 18th Jan 2020

Passing Rent: £7,000p.a.

PROPOSAL

The subjects are available for £75,000 representing a gross initial yield of 9.3%

V.A.T

The subjects have not been elected for V.A.T.

LEASE

Available on request following satisfactory due diligence

E.P.C

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction.

TITLE

Available on request

Jas Aujla
Will Rennie

TSA Property Consultants
50 Darnley Street, Pollokshields,
Glasgow G41 2SE

T: 0141 2374324
E: info@tsapc.co.uk



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