

39/41 HIGH STREET, HAWICK, TD9 9BU

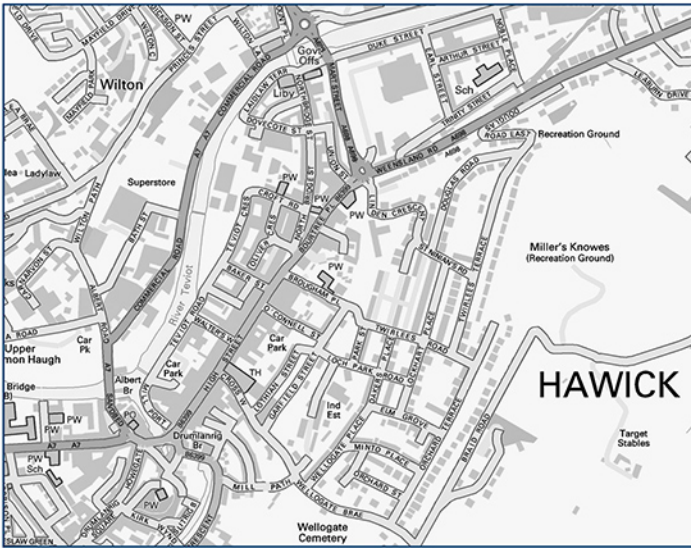


PROMINENT DOUBLE FRONTAGE RETAIL UNIT

The subjects are located within Hawick town centre which 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.

The town is also easily accessible from Galashiels, Jedburgh & Selkirk along with excellent rail links to Glasgow and Edinburgh.

- Double Frontage
- Prominent Position
- Rarely Available
- 1,898sq ft
- o/o£17,500per annum



Subjects

The subjects comprise a ground floor retail unit within a larger 3 storey traditional sandstone tenement.

The subjects benefit from double width frontage allowing much natural light to penetrate the main sales area to the front of the subjects.

The subjects benefit from large open plan sales area, staff w.c. & tea prep area along with extensive storage to the rear.

AREA

The subjects have been assessed on a Net Internal Area basis to offer the following floor space:

Ground: 176.37sqm (1,898sq ft)

NAV/RV

The subjects have been assessed and entered onto the valuation roll with an NAV/RV of;

£18,000

PROPOSAL

Our client is offering the property to let for a negotiable term on a new full repairing and insuring lease for offers in excess of £17,500per annum. Our client would also consider offers for their freehold interest.



V.A.T.

All prices and premiums quoted are exclusive of V.A.T. Confirmation should be sought from the marketing agent if the subjects are elected for V.A.T.

VIEWING

Via appointment with the sole marketing agent only

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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.