OFFICE/RETAIL UNIT

- LOCATED IN THE HEART OF HAWICK TOWN CENTRE
- OFFERS OVER £11,000 PER ANNUM

PREMISES EXTENDS TO 128 SQM (1,378 SQFT)

BENEFITS FROM SMALL BUSINESS RATES RELIEF

FREE ON STREET CAR PARKING NEARBY

SUITABLE FOR A VARIETY OF USES

ALL ENQUIRIES

11 HIGH STREET, HAWICK, TD9 9BZ

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 <u>www.shepherd.co.uk</u> Steven Clarke, <u>steven.clarke@shepherd.co.uk</u>, 0131 225 1234 <u>www.shepherd.co.uk</u>



11 HIGH STREET, HAWICK, TD9 9BZ

LOCATION

Hawick is situated on the A7 trunk road approximately 50 miles south of Edinburgh in the heart of the Borders. It is one of the largest towns in the Scottish Borders with its main commercial facilities centred around the High Street within which the subject premises is located. The property is situated within the main retailing thoroughfare of the town on the north west side of the High Street which benefits from a high volume of passing traffic.

Occupiers in close proximity include a mixture of local and national traders including, The Bank of Scotland, Oxfam, & Geo. & Jas. Oliver Solicitors.

DESCRIPTION

The subjects comprise a retail/office premises arranged over the ground & basement floors of a three storey and basement stone built mid terraced property. The property comprises a reception area, office space & two meeting rooms on the ground floor with storage space & male and female WC facilities at basement level. Previously a bank, the property benefits from class 2 consent and would be suitable for retail or office use or alternatively restaurant use subject to consents.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £10,300 per annum which will allow for 100% rates relief subject to the tenants other commercial properties, if any.

LEASE TERMS

The subjects are being offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at offers over £11,000 per annum.

EPC

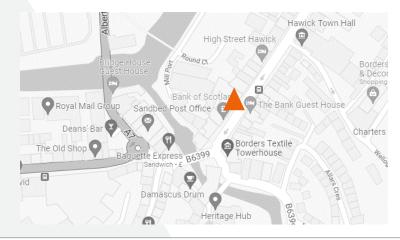
Released on application.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



ACCOMMODATION	SqM	SqFt
Ground Floor	103	1109
Basement	25	269
TOTAL	128	1378

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

Steven Clarke <u>steven.clarke@shepherd.co.uk</u> & Emily Anderson e<u>mily.anderson@shepherd.co.uk</u>

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwises as to the correctness of each of themselves by and rentals are given in the employment of J & E Shepherd has any authority to make or give any representations or marranty whatever in relation to this property; (ii) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of fund Regulations 2017. **6TH DECEMBER 2021**