

## 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**

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## 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, and, 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

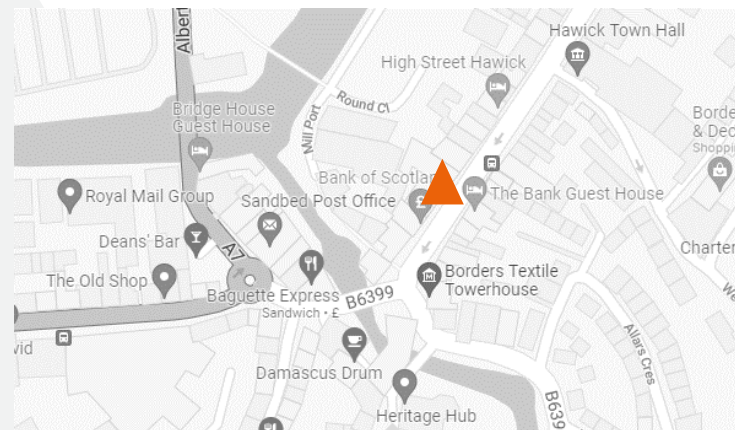
Released on application.

## VAT

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

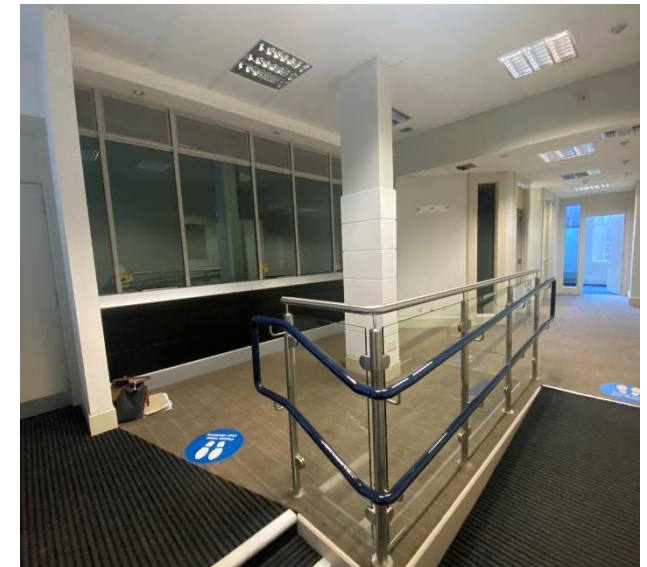
## LEGAL COSTS

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
<b>TOTAL</b>	<b>128</b>	<b>1378</b>

*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

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