

Culverwell

PROPERTY CONSULTANTS

TO LET

RETAIL PREMISES

54 HIGH STREET, HAWICK, TD9 9EE

LOCATION

Hawick is a busy Scottish Borders town located on the A7 trunk road, approximately 50 miles south of Edinburgh and 18 miles south of Galashiels. Hawick benefits from a population of approximately 15,000 people and the High Street forms the primary retail location within the town.

The premises are situated in a 100% prime location on the south side of the High Street. Nearby occupiers include **Semi Chem, W H Smith, Ethel Austin, Abbey, Superdrug, Burtons, Dorothy Perkins and Greggs.**

DESCRIPTION

The premises comprise a double windowed retail unit arranged over the ground and first floors of a stone built building under a pitched and slated roof.

ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	21 ft 5 ins	6.53 m
Net Frontage	17 ft 2 ins	5.23 m
Ground Floor	1,997 sqft	185.52 sqm
First Floor	622 sqft	57.78 sqm

RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£22,700
Commercial Rate Pounding (exclusive of water and sewerage rates)	£0.481

RENT

Rental offers in the region of £27,000 per annum, exclusive are invited.



LEASE TERMS

The premises are available on the basis of a new full repairing and insuring lease for a minimum term of 10 years subject to 5 yearly upward only rent reviews and subject to obtaining vacant possession.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.

ENTRY

By agreement

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: James Godfrey & Callum Mortimer
Tel: 0131 226 6611
Email: james@culverwell.co.uk
callum@culverwell.co.uk

