

# Culverwell

PROPERTY CONSULTANTS

## TO LET

### RETAIL PREMISES

60 HIGH STREET, HAWICK, TD9 9EE

#### LOCATION

Hawick is located in the borders region of Scotland, approximately 50 miles south of Edinburgh, 40 miles North of Carlisle and 18 miles South of Galashiels on the A7 Trunk Road, which links Edinburgh and Carlisle. The town has a population of approximately 15,000 persons and a district population of approximately 107,000 people.

The premises are situated in the prime section on the west side of the High Street in close proximity to Murray Place. Nearby occupiers include **Superdrug, Burtons, Dorothy Perkins, Greggs, Shelter, British Heart Foundation, Card Warehouse, Ethel Austin, Abbey National, W.H. Smith and Semi-Chem.**

#### DESCRIPTION

The premises comprise a double windowed retail unit arranged over ground floor only of a 3 storey, stone built building under a pitched and slated roof, with a two storey extension to the rear under a flat roof.

#### ACCOMMODATION

The main dimensions and net internal areas are as follows:

Internal Width	17 ft 8 ins	5.38 m
Internal Depth	44 ft 11 ins	13.69 m

Ground Floor	727 sqft	67.56 sqm
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#### RATING

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

Rateable Value	£11,100
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Commercial Rate Pounding (exclusive of water and sewerage rates)	£0.458
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#### RENT

Offers in the region of £14,000 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.

#### LEGAL COSTS

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

#### ENTRY

By agreement.

#### VIEWING AND FURTHER INFORMATION

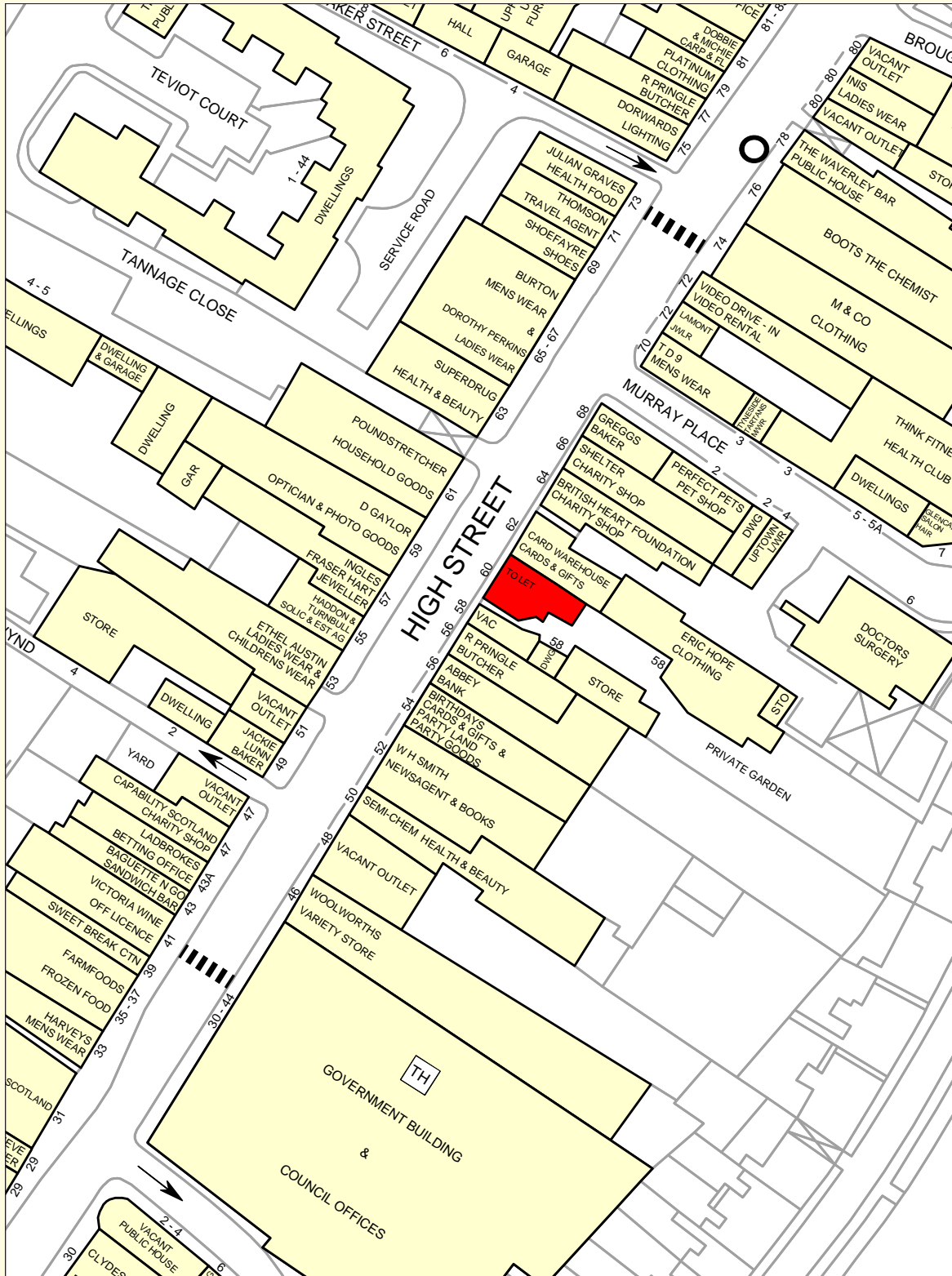
Strictly by appointment through the sole letting agents:

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Misrepresentation Act 1967: See Important Note Overleaf



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