

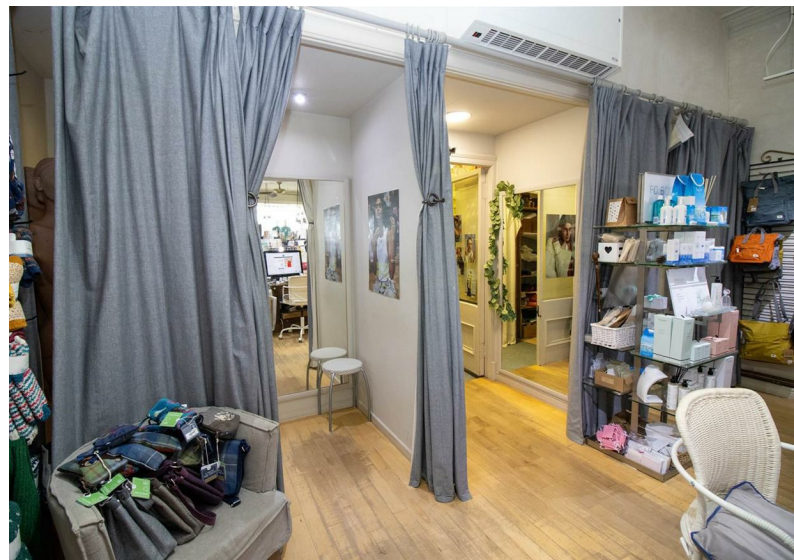


BANNERMANBURKE

PROPERTIES LIMITED



80 High Street, Hawick, TD9 9HR
Offers Over £65,000



- ESTABLISHED RETAIL PREMISES WITH TENANT IN SITU
- SECURITY SHUTTERS AND CAMERAS
- SHOP FRONT DISPLAY WINDOWS
- SOLID WOOD FLOORING
- COMBINATION GAS BOILER
- LARGE SHOP FLOOR WITH 3 CHANGING ROOMS
- OFFICE AND WC/KITCHEN
- RATEABLE VALUE £8400 PA (RATES RELIEF AVAILABLE)

A great opportunity has arisen to purchase this busy commercial premises on Hawick High Street with tenant in situ. The active lease runs for another two years and returns a rental income of £6,500pa. Good shop frontage windows allow in lots of natural light and are ideal for display purposes. The property benefits from gas central heating, good track lighting, office and WC/kitchen. The internal floor space measures approx 84 sqm (905sq ft) and rateable value is £8400pa with small business rates relief available.

The Property

Entered from the front via a timber and glazed door into the main shop floor with solid wood flooring, track lighting, central heating radiators, CCTV and 4 changing rooms. To the rear is an office room, store and WC/kitchen where the combination gas boiler is located. The property also benefits from security shutters. High ceilings and intricate mouldings are a lovely feature. This busy retail unit has been established in the town for over 20 years.

Sales and Other Information

Viewing on request. Rateable value £8400 pa with small business rates relief available.

Services

Mains drainage, water, gas and electricity.

Current Tenancy

The current tenants run a successful well established clothing store chain in the Scottish Borders. (3 Stores) The tenancy in place is a 5 year lease starting in September 2021, therefore has two more years to run, with an additional renewal option thereafter, on a rolling one year basis. The annual rental figure is £6500 plus vat. More information with regards available upon request.

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