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25 HIGH STREET, HAWICK, TD9 9BU

CENTRALLY LOCATED COMMERCIAL RETAIL PREMISES WITH LONG TERM LEASE

**FIXED PRICE
£50,000**

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We are pleased to bring to the market this self contained ground floor retail unit which is let on a long term basis to national brand, Boots. Located centrally on Hawick High Street, the property offers an attractive retail investment opportunity for prospective investors.

DESCRIPTION:

The property comprises a large bright front shop with window frontage facing onto the High Street with a glass door, allowing plenty light. At present the front shop is fitted out for use as an opticians. At the back of the shop there is a rear hallway providing access to a small staff office, storage cupboard, WC and back shop.

LOCATION:

25 High Street is located in the centre of Hawick High Street which is the main route through the town, close to the Heart of Hawick and Borders Textile Tower House which brings a lot of tourism trade to Hawick. Hawick is one of the largest towns on the Scottish Borders with regular public transport from all areas into the town centre. Tweedbank is only 17 miles away and offers a rail link which has also had a positive impact on Hawick with more people visiting the area.

FLOOR AREAS:

Front Shop: 7.98m x 3.49m
Rear Hallway: 4.83m x 1.61m
Office: 1.59m x 1.59m
WC: 1.47m x 1.29m
Back Office: 3.34m x 3.06m

RATEABLE VALUE: £4,100

LEGAL COSTS: Each party to bear their own legal costs. The Purchaser will be responsible for any LBTT and VAT associated with any purchase or lease.

VAT: VAT is applicable on the purchase price

LEASE: The property is let on a RPI Lease to Boots Opticians Professional Services Ltd until March, 2034. A copy of the lease is available upon request from the selling agents. Current rent is £2835 per annum.

SERVICES: Mains water, drains, and electricity.

EPC RATING: Interested parties wishing a copy of the EPC for this property can obtain one by request.

VIEWING: By appointment with Geo & Jas Oliver, W.S.

IMPORTANT NOTICE: Interested parties are advised to have their interested noted though their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.

INTERNET WEBSITES: All our properties can be viewed at www.gandjooliver.co.uk as well as www.zoopla.co.uk, www.primelocation.com and www.propertywindow.com.

FREE PRE-SALE VALUATION: If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.

