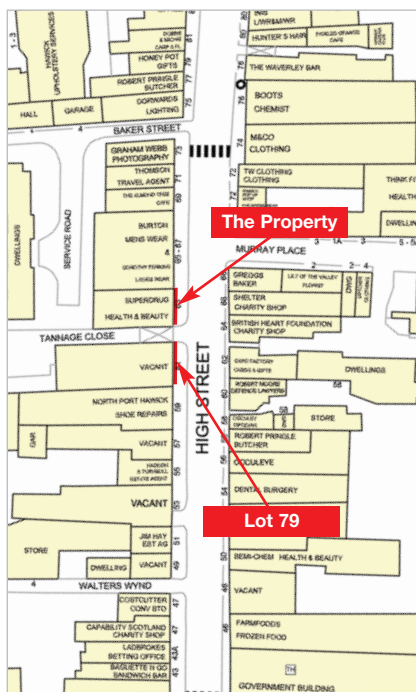


Hawick 63 High Street Roxburghshire TD9 9BX

- Freehold Town Centre Shop Investment
- Entirely let to Superdrug Stores plc
- The tenant has been in occupation for over 25 years
- Well located adjoining Burton/ Dorothy Perkins and opposite Greggs
- Reversion 2020
- Current Rent Reserved

£19,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

The attractive and popular town of Hawick is the largest of the Scottish Border towns and has a district population of just over 108,000. It is located approximately 35 miles south of Edinburgh via the A68. The town is well served by road and can be accessed via the A7, A698 and A8088. The A7 provides direct access to Carlisle in the south and Galashiels in the north.

The property is well located on the west side of High Street (B6399) in the heart of Hawick town centre. The High Street benefits from a number of local bus routes and joins directly with Albert Road and Buccleuch Street (A7) some 0.2 miles south of the property. Occupiers close by include Burton and Dorothy Perkins (adjacent), Greggs, Shelter and British Heart Foundation (all opposite), Boots, M&Co, Card Factory, William Hill and Farmfoods amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with ancillary accommodation arranged over the first floor. The second and attic floors are accessed via a ceiling hatch on the first floor and we understand are not used. The property benefits from a service road to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	10.65 m	(35' 0")
Net Frontage	9.70 m	(31' 11")

Shop Depth	20.50 m	(67' 3")
Built Depth	22.30 m	(73' 2")
Ground Floor	208.80 sq m	(2,247 sq ft)
First Floor	188.05 sq m	(2,024 sq ft)
Second Floor and Attic (Not inspected)		

Tenancy

The entire property is at present let to SUPERDRUG STORES PLC for a term of 5 years expiring 19th February 2020 by way of a lease extension at a current rent of £19,500 per annum. The lease contains full repairing and insuring covenants.

The original lease to the tenant was for a term of 25 years from 20th February 1990 and expired on 19th February 2015.

Tenant Information

No. of Branches: 800+.

Website Address: www.superdrug.com

For the year ended 26th December 2015, Superdrug Stores plc reported a turnover of £1,105,002,000, a pre-tax profit of £56,842,000 and a net worth of £50,149,000. (Source: Experian 31.08.2016.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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