

# To Let

31 High Street  
Hawick  
TD9 9BX

April 2019

2,068 sq. ft. Ground Floor

747 sq. ft. Basement

Class 2 Use

Rent £16,000 per annum

0131 469 6070

[avisonyoung.co.uk/scotland](http://avisonyoung.co.uk/scotland)



## Location

The property is located in Hawick, a town in the Scottish Borders. It lies 10 miles south west of Jedburgh and 9 miles southeast of Selkirk.

The premises are located on the High Street, the principle high street serving the town. The immediate area is populated by national and independent retailers including Sainsbury's, Bank of Scotland, Boots, Superdrug, B&M Bargains and William Hill.

## Description

The property is of traditional construction arranged over four floors with the demise extending to the ground floor and basement only with offices above, on the principle high street.

The ground floor is arranged as a open plan area with meeting rooms to the rear. Storage and staff facilities are located in the basement. Access between floors is via an internal staircase.

The specification comprises raised access flooring with painted and plastered walls and electricity provided by wall mounted storage heaters.

## Accommodation

The Net Internal Area of the unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), as follows:

| Floor        | SQ FT        | SQ M          |
|--------------|--------------|---------------|
| Basement     | 747          | 69.38         |
| Ground       | 2,068        | 192.1         |
| <b>Total</b> | <b>2,815</b> | <b>261.48</b> |

## Planning

The property has been operating as a bank, therefore we understand has Class 2 Planning Use, providing permitted change to Class 1 (Shops). Interested parties should make their own enquiries to the relevant planning authority.

## Tenure

The premises are available on an assignment or sub-lease of the existing lease expiring 23rd June 2027.

## Rent

£16,000 per annum. The next rent review is due in June 2020.

## Rates

We understand that the property is assessed as follows:

**Rateable Value:** £17,300

**UBR (2019/20):** 49p

**Rates Payable:** c. £8,477 per annum

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

The property has an EPC rating of E, with a score of 71.

## VAT

We understand the property is not elected for VAT therefore, no VAT will be applicable.

For further information please contact:

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**Avison Young**

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