

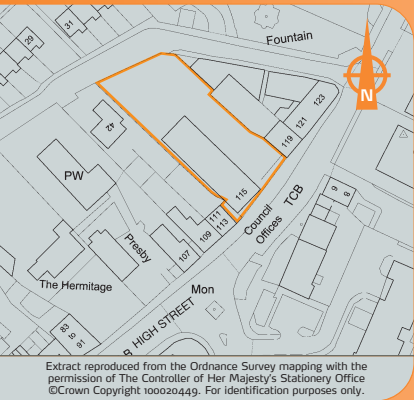
lot 11

115/117 High Street, Selkirk
Border TD7 4JX

Rent
£50,000
per annum
exclusive

Heritable Retail Investment

- Let to Sainsbury's Supermarkets Limited until 2024
- Includes car parking
- Historic and attractive market town
- Six Week Completion Available
- Nearby occupiers include The Co-Operative Food, Post Office and RBS



Location

Miles: 40 miles south-east of Edinburgh
50 miles north of Carlisle
Roads: A7, A68
Rail: Wallyford Rail
Air: Edinburgh Airport

Situation

Selkirk is a historic and attractive market town in the Scottish Borders. The property is situated on the north side of the High Street, the town's principal retail thoroughfare. Nearby occupiers include The Co-Operative Food, Post Office and RBS.

Description

The property is a well established supermarket building comprising ground floor retail accommodation and ancillary accommodation on the first floor. The property benefits from 24 car parking spaces and an approximate site area of 0.15 hectares (0.37 acres) and approximate site coverage of 26%.

Tenure

Heritable (Scottish equivalent to English Freehold).

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	365.40 sq m	(3,933 sq ft)	SAINSBURY'S SUPERMARKETS LIMITED (1)	15 years from 11/05/2009 until 2024	£50,000	2014 and 2019
First	Ancillary	369.60 sq m	(3,978 sq ft)				
Totals		735.00 sq m	(7,911 sq ft)			£50,000	

(1) For the year ending 19th March 2011, Sainsbury's Supermarkets Limited reported a turnover of £21,100,000,000, pre-tax profits of £775,000,000 and a total net worth of £3,920,000,000. (Source: www.riskdisk.com 01/11/2011)

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