

## 8/16 Horsemarket Kelso, Roxburghshire TD5 7HA

lot 35

### Heritable Retail Investment

- Entirely let to Mackays Stores Limited
- Part sublet to WH Smith
- Prominent location in Kelso, an affluent borders town
- Nearby occupiers include Greggs, TSB and Boots

Rent  
**£60,000**  
per annum  
exclusive

On behalf of a Trust



### Location

Miles: 23 miles south-west of Berwick-upon-Tweed  
43 miles south-east of Edinburgh  
Roads: A698  
Rail: Berwick-upon-Tweed Station (Mainline)  
Air: Edinburgh International Airport (45 miles north)

### Situation

Kelso lies in the Scottish Borders, 43 miles south-east of Edinburgh and is a popular and historic market and tourist town. The property is situated in a prominent town centre location on the northern side of Horsemarket, close to The Square. Nearby occupiers include Boots, Greggs and TSB. There are many old established local traders in the town. There is unrestricted on-street parking throughout the town centre.

### Description

8/16 Horsemarket comprises a modern building planned over ground and first floors. Originally built as a supermarket, the property provides a retail sales floor at ground floor with storage and staff accommodation at first floor.

### Tenure

Heritable (Scottish Equivalent of English Freehold).

### VAT

VAT is applicable to this lot.

### Viewings

Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Mhairi Jarvis (Telephone: +44(0)7718 899341) or Jo Seth-Smith (Telephone 0207 034 4854)

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	472.87 sq m (5,090 sq ft)	<b>MACKAYS STORES LIMITED (1) (2) (t/a M&amp;Co)</b>	50 years from 26/08/1968	£60,000	29/09/2018 (3)
First	Ancillary	428.28 sq m (4,610 sq ft)				
<b>Total</b>		<b>901.15 sq m (9,700 sq ft)</b>			<b>£60,000</b>	

- (1) Part of the property is sublet to Smiths News Trading Limited (t/a WH Smith) at a current subrent of £31,100 p.a. WH Smith have 600 High Street shops and a further 600 outlets in airports and rail stations throughout the UK. (Source: [www.whsmith.com](http://www.whsmith.com) 16/06/2015)  
For the year ending 31st August 2014, Smiths News Trading Limited reported a turnover of £1,522,400,000, pre-tax profits of £43,300,000 and a total net worth of £570,500,000. (Source: [www.riskdisk.com](http://www.riskdisk.com) 16/06/2016) Further detail can be requested from the auctioneer.
- (2) For the year ending 21/02/2014, Mackays Stores Limited reported a turnover of £158,289,000, pre-tax profits of £2,000 and a total net worth of £29,482,000 (Source: [www.riskdisk.com](http://www.riskdisk.com) 10/06/2015). M&Co trade from almost 300 stores throughout the UK with a staff of 3,500. (Source: [www.mandco.com/corporate/our-history.html](http://www.mandco.com/corporate/our-history.html))
- (3) The 29/09/2013 rent review remains outstanding.

### For further details please contact:

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### Seller's Solicitors:

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