

## 7/11 Roxburgh Street Kelso, Roxburghshire TD5 7DN

### Heritable Retail Investment

- Let to Superdrug Stores plc
- Prominent location in Kelso, an affluent borders town
- Nearby occupiers include Boots Chemist, TSB Bank and Co-operative Food Supermarket

lot 56

Rent  
£25,000  
per annum  
exclusive



### 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 eastern side of Roxburgh Street, close to The Square. There is unrestricted on-street parking throughout the town centre. Nearby occupiers include Boots Chemist, TSB Bank and Co-operative Supermarket.

### Description

The property comprises a double fronted, listed retail unit arranged over ground, first and second floors. The property provides a retail sales floor at ground floor, with storage and staff accommodation at first floor and additional storage at second 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 on +44 (0)131 552 5191.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	219.44 sq m	(2,362 sq ft)	<b>SUPERDRUG STORES PLC (1) (2)</b>	15 years from 14/10/2005	£25,000	13/10/2020
Mezzanine	Ancillary	64.76 sq m	(697 sq ft)				
First	Ancillary	202.41 sq m	(2,178 sq ft)				
Second	Ancillary	238.29 sq m	(2,564 sq ft)				
<b>Total</b>		<b>724.90 sq m</b>	<b>(7,801 sq ft)</b>			<b>£25,000</b>	

(1) The lease to Superdrug Stores plc is subject to a Schedule of Condition.

(2) For the year ending 27th December 2014, Superdrug Stores plc reported a turnover of £1,058,047,000, pre-tax profits of £38,044,000 and a total net worth of £138,513,000. (Source: Experian Group 11/11/2015)

### For further details please contact:

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### Seller's Solicitors:

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