

Lot 89

£12,000 per annum
exclusive

50/52 High Street,
Hawick, Roxburghshire TD9 9EE

Heritable Retail Investment



Key Details

- Comprises two retail units
- No. 50 let to Scottish Midland Co-operative Society Limited t/a Semichem
- Nearby occupiers include Superdrug, Boots the Chemist, Burton, M&Co, Greggs and Santander
- Asset Management Opportunities

On behalf of KPMG as Joint Liquidators

Location

Miles: 48 miles south of Edinburgh
61 miles north of Newcastle
Roads: A7, A68
Rail: Galashiels Railway Station
Air: Edinburgh International Airport

Situation

Hawick is a popular and historic town located in the Scottish Borders approximately 48 miles from Edinburgh. The property is prominently situated on the east side of the High Street, the town's principal retail thoroughfare. Nearby occupiers include Superdrug, Boots the Chemist, Burton, M&Co, Greggs and Santander.

Description

The property comprises two adjoining ground floor retail units with ancillary accommodation on the first floors.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is not applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Joint Liquidators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Liquidators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Liquidators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
50	Ground First	Retail Ancillary	268.03 sq m 70.62 sq m	(2,885 sq ft) (760 sq ft)	SCOTTISH MIDLAND CO-OPERATIVE SOCIETY LIMITED (1) t/a Semi-Chem	5 years from 15/11/2011	£12,000	14/11/2017 (2)
52	Ground First	Retail Ancillary	347.00 sq m 145.90 sq m	(3,735 sq ft) (1,570 sq ft)	VACANT			
Total			831.55 sq m (8,950 sq ft)				£12,000	

- (1) For the year ending 30th January 2016, Scottish Midland Co-operative Society Limited reported a turnover of £370,620,000, pre-tax profits of £5,446,000 and a total net worth of £67,220,000 (Source: Experian Group 22/02/2017)
- (2) Under Scottish law, the lease will continue year on year on the same terms and conditions until the next anniversary, which will be the 15th November 2017. If either the tenant or the landlord wish to terminate the lease, they must serve a notice to quit 40 clear days prior to the anniversary.

