

# 39-41 & 41a High Street, Hawick, Roxburghshire TD9 9BU

Heritable Retail Investment

**Lot 83**

£3,000 per annum  
exclusive (With vacant  
ground floor retail unit)



## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
39	Ground	Retail	174.19 sq m (1,875 sq ft)	ALCHEMY FILM & ARTS (1)	1 year licence from 01/01/2017 (2)	£3,000	31/12/2017
41	Ground	Retail	39.30 sq m (423 sq ft)	VACANT POSSESSION			
<b>Total</b>			<b>213.49 sq m (2,298 sq ft)</b>			<b>£3,000</b>	

(1) Alchemy Film and Arts is a registered charity (SC042142) founded in 2010 which has produced six editions of the Alchemy Film and Moving Image Festival, an international festival of experimental film and artists moving image (Source: www.alchemyfilmfestival.org.uk 14/06/2017).

(2) Alchemy Film & Arts are in occupation, however the Sellers have not yet received a copy of the signed licence.

### Key Details

- Comprises two retail units
- Asset Management Opportunities
- Nearby occupiers include Superdrug, Boots the Chemist, Burton, M&Co, Greggs and Santander

### On Behalf of a Major Fund Manager

#### 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 eastern 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.

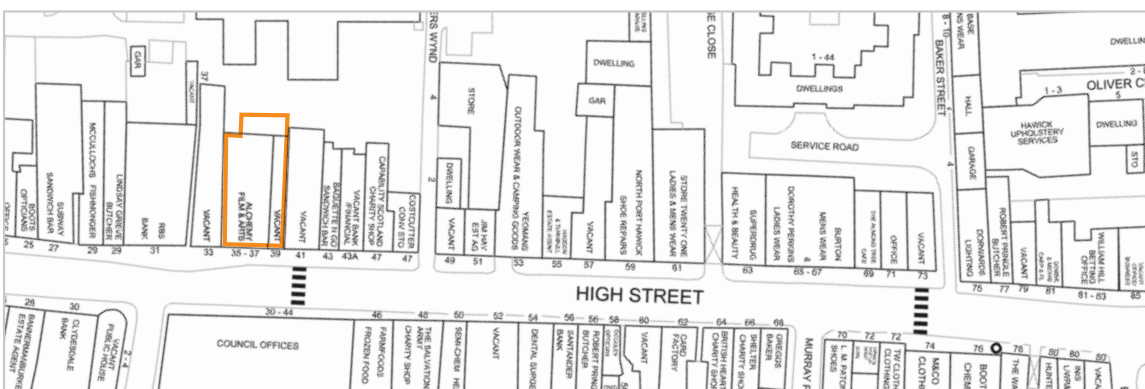
#### Tenure

Heritable (Scottish equivalent of English Freehold).

#### VAT

VAT is applicable to this lot.

#### Six Week Completion



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