

# Lot 49

£0

## 74 High Street, Hawick, Borders TD9 9HR Heritable Retail Investment



### Key Details

- Located on the busy High Street with on street car parking
- Entire building of over 4,500 sq ft
- Occupiers nearby include Boots, Savers, Greggs and British Heart Foundation

### 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 towns principal retail thoroughfare. Nearby occupiers include Boots the Chemist, Burton, William Hill, Greggs and Santander.

### Description

The property comprises a modern glazed frontage retail unit at ground floor and first floor ancillary accommodation.

### Tenure

Heritable.

### VAT

VAT is applicable to this lot.

### Energy Performance Certificate

See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk)

### Viewings

Please contact Mhairi Archibald (07718 899341)

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground floor	Retail sales	388.20 sq m	4,179 sq ft	MERIDIAN REALISATION LIMITED (FORMERLY MACKAYS STORES LIMITED IN ADMINISTRATION)(1)	25 years from 18/05 2007 to 31/01/2033 (2)	£0	
First floor	Ancillary	38.72 sq m	417 sq ft				
<b>TOTAL</b>		<b>426.92 sq m</b>	<b>4,596 sq ft</b>			<b>£0</b>	

- (1) On 4 August 2020, Michael John Magnay and Gavin George Scott Park both of Deloitte LLP were appointed as joint administrators of the tenant, which is now known as Meridian Realisations Limited in Administration. On 4 August 2020, a licence to occupy was granted to M&Co Trading Limited (the entity which purchased the business and assets from Meridian Realisations Limited in Administration). Please refer to the letter from Deloitte LLP dated 12 August 2020 attached to this sale extract and enclosed with the auction pack for further details.
- (2) Tenant and landlord break options on three months' notice



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