



## FOR SALE / MAY LEASE - RETAIL

10 SANDBED  
HAWICK, SCOTTISH BORDERS  
TD9 0HE

- Rarely available and good-sized retail unit
- Benefits from Class 1A use under revised Scottish Use Class order
- NIA of 278.58sqm (2,966sqft)
- Offers Over £95,000 / Offers over £9,750 per annum



## LOCATION

The property is situated on Sandbed which lies to the Southside of the Borders town of Hawick. The street itself lies just off the main High Street and directly on the A7 trunk route which links Carlisle further South to Galashiels and onto Edinburgh to the North of the town.

The exact location of the premises can be seen on the below appended plan:

## DESCRIPTION

The subjects comprise a ground and first floor retail premises as part of a larger two storey traditional stone built tenement property, surmounted by a pitched and slated roof. Externally, the property benefits from a large double frontage with full height display windows, with access taken through centrally located glazed double entrance doors.

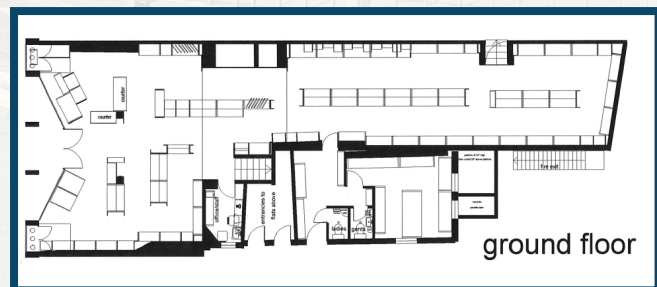
Internally the property is laid out to provide ground floor sales accommodation comprising a large open plan space to the front, with the initial area spanning the full width of the building before narrowing towards the rear. The ground floor is constructed mainly of a solid concrete floor with laminate floor finishings, a mixture of stud and solid walls with retail slat walling throughout. Just off the main sales area there is a separate area which is utilised as a storage facility as well as having two w/c compartments.

The property also benefits from a first floor which is utilised as a retail area and storage to the rear and is accessed via a rear internal staircase.

## ACCOMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition on a Net Internal Area basis in the order of:

NIA: 278.58sqm (2,966sqft)



## SALE TERMS

Our client is seeking offers over £95,000 for the outright purchase of their heritable interest.

## LEASE TERMS

Our client may consider leasing premises and is seeking rental offers over £9,750 per annum on Full Repairing and Insuring Lease terms for a period to be agreed.

## RATEABLE VALUE

According to the Scottish Assessors Association website, the property has a current rateable value of £13,300. Any new occupier may therefore benefit from some relief in line with the Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of # and a copy of the certificate is available to interested parties on request.

## LEGAL COSTS

Each party shall bear their own legal costs in connection with the transaction although in the normal manner the purchaser will be liable for land & buildings transaction tax and registration dues.

## VAT

Please note that unless otherwise stated, VAT may be chargeable.

## VIEWING:

Strictly by appointment through the sole selling agents.

## DATE OF ENTRY:

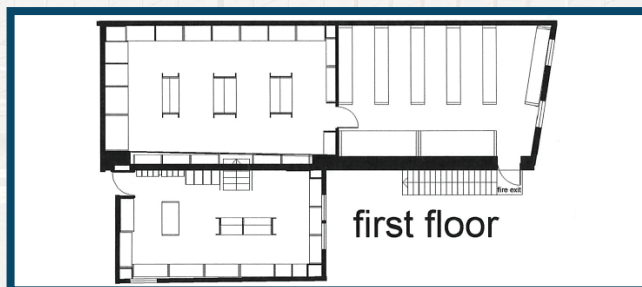
Entry will be available on completion of legal formalities.

## REFERENCE:

ESA3020

## DATE OF PUBLICATION:

April 2023

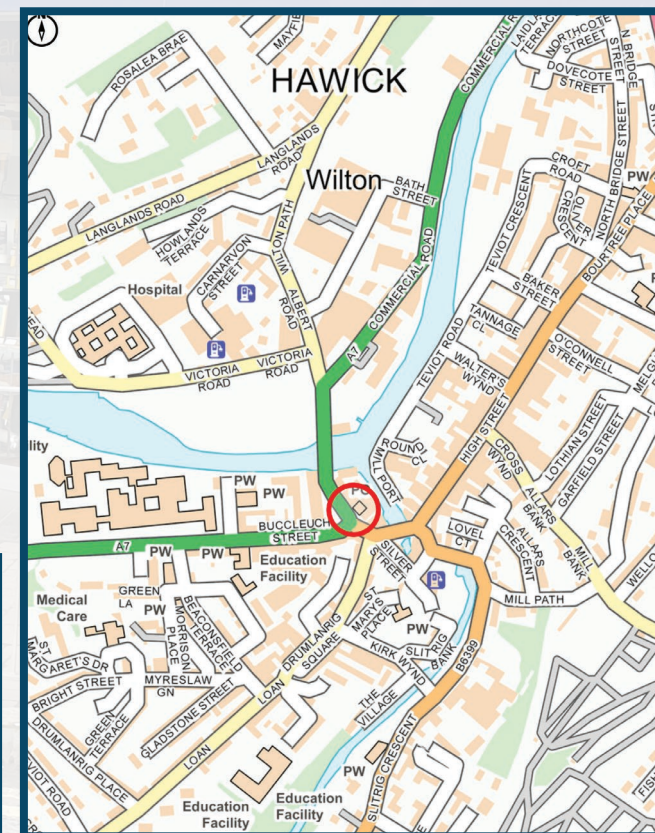


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