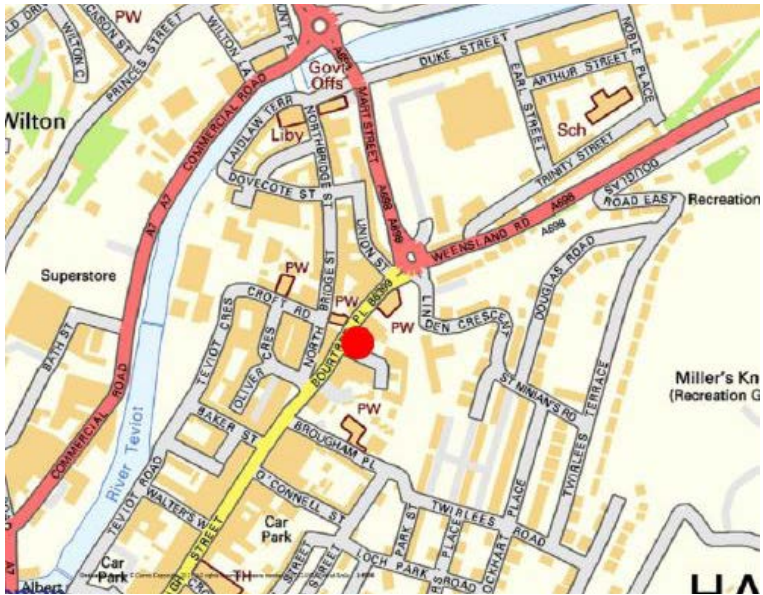




## 4 Bourtree Place, Hawick, TD9 9HW

- Open plan retail accommodation
- Office/staff area at first floor
- Town centre location
- Extends to 204.6 Sq m/2,202 sq ft
- Rent: Offers in excess of £8,000 per annum



To arrange a viewing please contact:



**Joe Helps**  
 Surveyor  
 joe.helps@g-s.co.uk  
 0131 240 5291



**Murdo McAndrew**  
 Surveyor  
 murdo.mcandrew@g-s.co.uk  
 0131 240 5311

#### LOCATION

The subjects are situated towards the north eastern fringe of the town centre in Hawick within a mixed commercial and residential locality. Hawick itself lies approximately 50 miles to the south east of Edinburgh City Centre within the Scottish Borders. The approximate location of the subjects is highlighted in red on the OS extract below.

#### DESCRIPTION

The subjects comprise a ground and first floor retail premises contained within a ground, first and attic mid-terraced stone built property held under a pitched and slated roof incorporating flat sections presumably clad in bituminous felt.

#### ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate net internal areas:

Areas / Floor etc	Sq M	Sq Ft
Ground Floor Retail Sales	135.41	1,458
First Floor Office/ Staff Area	69.19	745
<b>Total NIA</b>	<b>204.6</b>	<b>2,202</b>

#### RATEABLE VALUE

According to the Scottish Assessors Association the subjects have a Rateable Value of £14,100, while the unified business rate is presently set at £0.426.

**At this level of rating assessment an incoming tenant is likely to qualify for 100% rates relief under the Scottish Governments Small Business Bonus Scheme.**

#### PLANNING

The premises has been granted Class 1 retail use.

#### LEASE TERMS

Offers over £8,000 per annum are invited.

#### VAT & LEGAL EXPENSES

Each party to bear their own legal expenses, however, the tenant will be responsible for any VAT payable, Land and Buildings Transaction Tax and registration dues incurred in connection with this transaction.

#### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: January 20221