

# FOR SALE

## ATTRACTIVE SHOP INVESTMENT

HAWICK, 13 OLIVER PLACE

### LOCATION

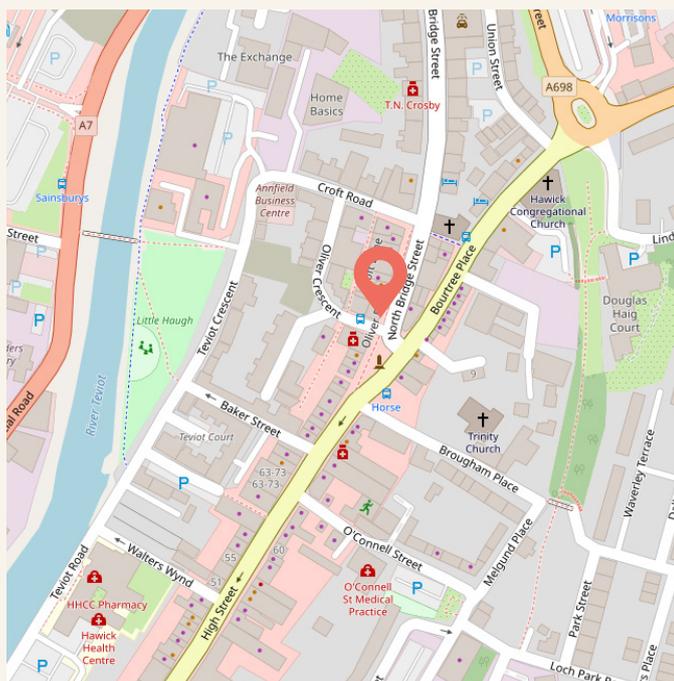
Hawick is the largest of the Border towns. Frequent winners of national floral awards, and famous world-wide for it's quality knitwear, Hawick is part of The Cashmere Trail and is the major centre for the industry in the Borders.

The A7 provides a through-route to Edinburgh and south to Carlisle and the M6. Rail links are available at Berwick-Upon-Tweed, Carlisle, Tweedbank and Edinburgh. The nearest International Airports are located in Edinburgh and Newcastle.

### DESCRIPTION

The subjects comprise a corner ground and basement retail unit.

GROUND FLOOR:	1483 sqft	(137.78 sq m)
BASEMENT:	684 sqft	(63.5 sq m)
ITZA:	1040 sqft	(96.62 sq m)



### LEASE

The property is leased as a furniture shop by David Cross from 31 July 2013 to 30 July 2023 with a current passing rent of £5,500 per annum, exclusive of VAT. The passing rent is a low £5.30 per sq ft Zone A.

### TERMS

Offers in the region of £75,000.

### VAT

We are advised the sale will be subject to VAT being charged. We would expect the sale to be completed as a Transfer of a Going concern (TOGC).

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the Purchaser responsible for Land & Buildings Transaction Tax (LBTT) and Registration Dues.

### VIEWING

Strictly by the sole selling agents.

# 13 OLIVER PLACE HAWICK



The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. Breck Sutherland for themselves and for the vendors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so. iii) no person in the employment of Breck Sutherland has any authority to give any representation or warranty whatsoever in relation to this property. iv) all prices, rent and premiums quoted are exclusive of VAT at the current rate. v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy. June 2022.