

LEASE AVAILABLE

HIGHLY PROMINENT CONVENIENCE STORE OPPORTUNITY

115-117 HIGH STREET, SELKIRK, TD7 4JX



LOCATION

Selkirk has a population of approximately 6,000 and is conveniently situated within the centre of the Scottish Borders, with excellent transport links to neighbouring towns and wider national road network via the A7 arterial route. The town is located 5 miles south of Galashiels, 11 miles north of Hawick, the two largest populated areas of the Borders with populations of around 14,000 and 16,000 respectively.

The subjects are situated at the northern end of the High Street, close to its junction with Scotts Place. Nearby occupiers include the Co-Operative Food, Vantage Pharmacy and a host of independent retailers and professional service providers.

DESCRIPTION

The subjects comprise a standalone retail unit with benefit of rear servicing and 23 car parking spaces. Arranged over ground and first floors, the subjects extend to the following approximate gross internal floor areas;

Ground Floor:	3,899 sq. ft	362.23 sq. m
First Floor:	3,842 sq. ft	356.93 sq. m

Total:	7,741 sq. ft	719.16 sq. m
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RENT

The current passing rent is £51,000.00 per annum, exclusive of VAT.

LEASE TERM

The premises are held on a 10-year Full Repairing & Insuring Lease from 28 May 2014 expiring 31 October 2024. The rent is subject to final review at 1 November 2019.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2019 is £47,500. Each new occupier has the right of appeal against this figure.

Based on a rate poundage of 0.49p this rateable value will result in an estimated rates liability in financial year 2019/20 of £23,275.00

ENERGY PERFORMANCE CERTIFICATE

Available on request.

VAT

All prices, rents, etc, are quoted exclusive of VAT which will be charged at the prevailing rate.

PLANNING

We understand the property benefits from Class 1 (Retail) Consent. Interested parties are advised to make their own enquiries directly with the local Planning Department regarding any change of use.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land & Building Transaction Tax (LBTT), registration dues & any VAT Payable.

DATE OF ENTRY

To be mutually agreed.

VIEWING & FURTHER INFORMATION

All viewing and further information is via the sole letting agents.

Gordon Nicolson or Ross Allardice

HSA Retail

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 LANDMARK INFORMATION

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