

TO LET 43 VICTORIA ROAD HAWICK TD9 7AH

STRICTLY PRIVATE & CONFIDENTIAL DISPOSAL – STAFF UNAWARE

LOCATION

The subjects are situated in a prominent position on the north side of Victoria Road close to its junction with Albert Road and Commercial Road, the main ring road around the town. The subjects also lie opposite Hawicks main public car park and located close by to Lidl, Bargain Buys, Wm Locke, Sainsbury's and Hawick Community Hospital.

DESCRIPTION / ACCOMMODATION

The premises comprise a substantial ground and first floor property all contained within a single and two storey brick building under a flat and felted roof.

Approximate areas and dimensions are as follows:

ACCOMMODATION	METRIC	IMPERIAL
Frontage	14.32 m	47 ft
Mean Depth	49.98 m	164 ft
Ground Floor Net Area	656.73 sqm	7,069 sqft
First Floor Net Area	30.10 sqm	324 sqft

RATES

From our enquiries, the subjects has a rateable value of:

RATEABLE VALUE	£20,400
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CPC gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.

LEASE DETAILS

The subjects are being offered on a sub-lease until 28th February 2025 at a rental to be agreed.

EPC

A copy of the EPC Report can be provided on request.



LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT incurred thereon.

VAT

All prices, rents and premiums quoted are exclusive of VAT at current rate.

VIEWING

As **STAFF ARE UNAWARE** all arrangements to view the premises are **STRICTLY** by appointment with the sole letting agents.

Consultants:

Contact:

Tel:

Mobile:

Email:

Web:

Crichton Property Consultancy

Colin Crichton FRICS

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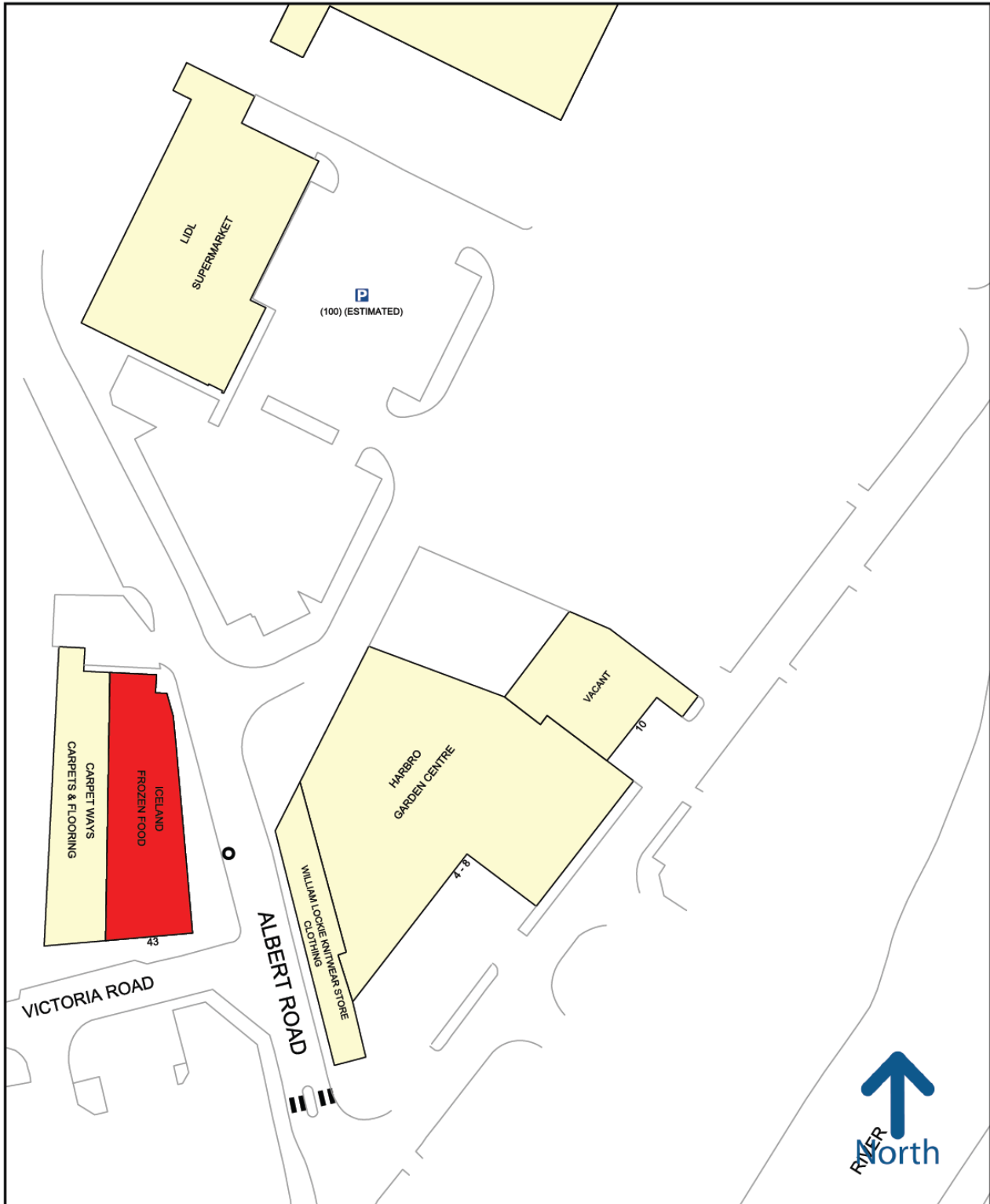
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50 metres

Experian Goad Plan Created: 20/02/2020
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