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 Hawick’s 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:

<table>
<thead>
<tr>
<th>ACCOMMODATION</th>
<th>METRIC</th>
<th>IMPERIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frontage</td>
<td>14.32 m</td>
<td>47 ft</td>
</tr>
<tr>
<td>Mean Depth</td>
<td>49.98 m</td>
<td>164 ft</td>
</tr>
<tr>
<td>Ground Floor Net Area</td>
<td>656.73 sqm</td>
<td>7,069 sqft</td>
</tr>
<tr>
<td>First Floor Net Area</td>
<td>30.10 sqm</td>
<td>324 sqft</td>
</tr>
</tbody>
</table>

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

| RATEABLE VALUE | £20,400 |

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.

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.

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