

B & M Store, Croft Road Hawick, Scottish Borders TD9 9RD

lot 47

Heritable Retail Investment

- Let to B & M Retail Ltd until 2020 (subject to option)
- Approximately 1,725 sq m (18,573 sq ft)
- Rent review in 2015
- 0.51 hectare (1.25 acre) site with substantial car parking and service area
- Six Week Completion Available

Rent
£35,000
per annum
exclusive



On behalf of
The co-operative estates

Location

Miles: Hawick town centre
48 miles south of Edinburgh
61 miles north of Newcastle
Roads: A7, A68
Rail: Gretna Green Railway Station
Air: Edinburgh International Airport

Situation

The property is situated near the centre of the historic and former county town of Hawick in the Scottish Borders. The property is situated north of the High Street, the town's principal retail thoroughfare which contains a mixture of national and local traders.

Description

The property comprises a modern, stand alone, ground floor retail store. In addition, there is ancillary storage on the first floors and a substantial car park for approximately 60 cars.

Tenure

Heritable (Equivalent of an English Freehold).

VAT

VAT is applicable to this lot.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Reviews |
|---------------|-----------|-------------------------------------|---------------------------------|------------------------------|----------------|------------|
| Ground | Retail | 1,445.69 sq m (15,562 sq ft) | B & M RETAIL LTD (1) | 10 years from 13/09/2010 (2) | £35,000 | 13/09/2015 |
| First | Ancillary | 279.68 sq m (3,011 sq ft) | | | | |
| Totals | | 1,725.37 sq m (18,573 sq ft) | | | £35,000 | |

(1) For the year ending 31st December 2010 B & M Retail Ltd reported a turnover of £538,321,000, a pre-tax profit of £35,183,000 and a total net worth of £67,540,000. (Source: www.riskdisk.com 29/02/2012)

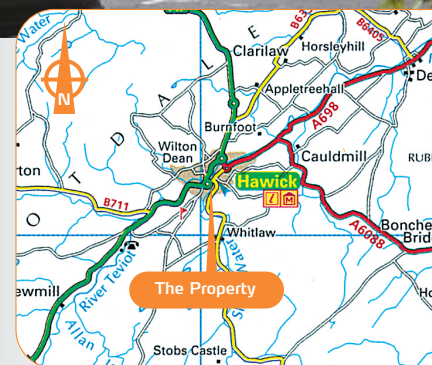
(2) The lease provides for a tenant only option to determine on the 13th September 2015.

For further details please contact:

Peter Cunliffe
Tel: +44 (0)20 7034 4852.
Email: peter.cunliffe@acuitus.co.uk
Tom Ryder
Tel: +44 (0)20 7034 4862.
Email: tom.ryder@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Brodies LLP
15 Athol Crescent, Edinburgh EH3 8HA
Tel: +44 (0)131 656 0185.
Email: paul.wallace@brodies.com
Ref: Paul Wallace.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.