TO LET

Victoria Road
Hawick TD9 7AH



Retail Unit - To Let
*Subject To Vacant Possession

Ground Floor: 11,836 sq ft

Rent: Offers over £30,000 pa

Location
Hawick is the principal town in the Scottish Borders, located approximately 50 miles south of Edinburgh and 45 miles north of Carlisle. It serves as an important retail centre for the wider Borders area, with a population of around 14,000 and a strong rural catchment. The town is known for its textile heritage and attractive setting within the Teviot Valley.

The subject property is located on Victoria Road, within an established retailing area on the edge of the town centre. Surrounding occupiers include a mix of national and local retailers, convenience stores and service providers, supporting steady footfall.

Victoria Road is a key route through the town, benefiting from good accessibility, nearby residential areas and on-street parking, making it well suited to convenience and value retailing.

Accommodation
The subject property is arranged over ground level extending to the following approximate net internal area:
Ground Floor: 11,836 sq ft / 1,100 sqm

Lease Term
The premises are available on the basis of a new full repairing and insuring lease for a negotiable period of time, subject to upwards only rent reviews.

Rent
Offers over £30,000 pa exclusive of VAT are invited.

Rates
Rateable Value: £44,000
UBR (2026/27): £0.481
Rates Payable: £21,164 p

Planning / EPC
The premises currently benefit from Class 1A consent. An EPC report is available on request.

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

Anti-Money Laundering
In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

ORINSEN

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Viewing strictly by appointment through ORINSEN

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