

For Sale/ May Let

23-25 Bridge Street, Kelso, Roxburghshire, Scottish Borders. TD5 7HT

Edwin
Thompson



RETAIL AREA WID ENS TO REAR

Town Centre Shop

23-25 Bridge Street, Kelso, Scottish Borders. TD5 7HT

A prime town centre shop with excellent window frontage to Bridge Street. The unit benefits from a generous retail area having been amalgamated from two smaller units.

The shop was partially refurbished in the early 2000s and benefitted from damp treatment works to the rear storage areas around six years ago.

Net Internal Area: 131.84 sq m (1,419 sq ft)
Window Frontage: Approximately 7.01 metres (23 ft)

SALE: Offers over £125,000 are invited
RENTAL: Offers in the region of £14,000 per annum are invited Ref. GB5089

General Information

23-25 Bridge Street is situated to the south of Kelso town centre. Kelso is a traditional market town with a relatively affluent catchment area providing a higher than average disposable income supporting a good range of independent retailers.

The town has a population of approximately 5,639 according to the 2011 Population Census, and acts as a local centre for a wide rural hinterland. The settlement is conveniently located within the Central Borders, approximately 18 east of Galashiels, 44 miles south of Edinburgh.

Kelso is an historic setting with a great many attractions within the town and surrounding area generating a high level of seasonal tourist trade.

Kelso is readily accessible with good road links to Edinburgh and Newcastle-upon-Tyne. There is a main line railway station approximately 25 miles east at Berwick-upon-Tweed and a new rail link between Tweedbank (14 miles west) and Edinburgh Waverley.

Description

23-25 Bridge Street comprises the ground floor of a traditional mid 19th century terraced building on two principal storeys. The unit benefits from a prominent retail frontage to Bridge Street. As well as current Retail Use, the unit would also be well suited to a range of alternative uses such as office accommodation, studio, treatment rooms, gallery, coffee shop or similar, subject to obtaining all necessary consents.

Internally, the accommodation is well proportioned having been amalgamated from two separate shops. The shop was partially refurbished in the early 2000s and benefitted from damp treatment works to the rear storage area around six years ago.

Accommodation

The layout currently provides: Spacious front shop with display frontage of approximately 23 ft; rear shop part sub-divided providing changing facilities and an office area; a linking lobby off the rear shop fitted with Belfast sink provides access to two stock rooms and a wc fitted with low flush unit and wash hand basin.

The walls of the retail area are internally dry lined incorporating an array of shop fittings. A separate communal access off Bridge Street provides scope for delivery access/fire escape and disabled access. There is a cellar area accessed via a trap door within the front shop.

Areas

The subjects have been measured in accordance with the RICS Code of Measuring Practice to the following approximate areas:

Description	sq m	sq ft
Net Internal Area	131.84	1,419
In terms of Zone A	86.25	928



Services

Mains electricity, water and drainage. This electric meters are housed within the cellar.

Rateable Value

The Rateable Value is currently assessed to £16,000 effective from 01-Apr-2017. An appeal is pending.

Planning

Interested parties considering re-development proposals for the subjects are advised to discuss proposals with the Area Planning Officer of the Development and Regulatory Services Department of Scottish Borders Council.

Energy Performance Certificate

Assessed to Energy Performance Rating Band G.

Tenure

Absolute Ownership

Entry

On conclusion of legal missives.

VAT

Unless otherwise stated the prices quoted are exclusive of VAT. Any intending purchasers must satisfy themselves independently as to the instances of VAT in respect of any transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction.

The tenant/ purchaser will be responsible for any stamp duty, land tax, registration dues and VAT incurred thereon.

Viewings

Strictly by appointment with the sole agents Edwin Thompson LLP, Chartered Surveyors
76 Overhaugh Street, Galashiels. TD1 1DP.

Tel: 01896 751300 Fax: 01896 758883

Email: s.sanderson@edwin-thompson.co.uk

SALES OPTION:

Offers over £125,000 are invited.

Offers should include: The identity of the purchasers; the price offered; source of funds; clear details of any conditions attached to the offer; proposed timescale for conclusion of missives, completion and payment.

A closing date may be set for offers. Please note that only those parties who formally notify their interest will be informed of the closing date. Interested parties are advised to notify the selling agents of their interest as soon as possible. The sellers reserve the right to sell privately and are not bound to accept the highest or indeed any offer.

RENTAL OPTION:

Rental Offers in the region of £14,000 per annum are invited.

The unit is available on new full repairing and insuring lease. Lease terms by negotiation.

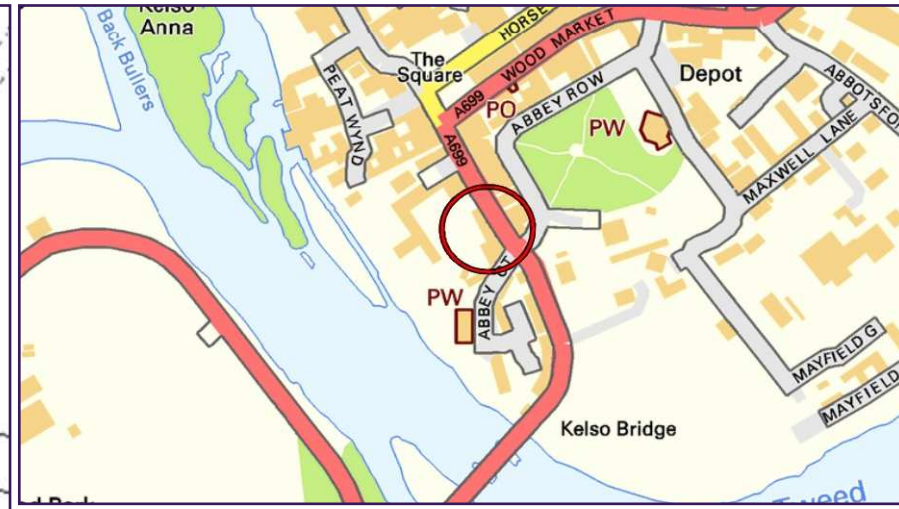
A flexible in-house lease agreement may be available subject to status and agreement between the parties.



76 Overhaugh Street
Galashiels
Selkirkshire
TD1 1DP

T: 01896 751300
F: 01896 758883
E: galashiels@edwin-thompson.co.uk
W: edwin-thompson.co.uk

Edwin
Thompson



FOR IDENTIFICATION PURPOSES ONLY. PLEASE REFER TO TITLE PLAN FOR CONFIRMATION OF BOUNDARIES.

Berwick upon Tweed
Carlisle
Galashiels
Kewick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street,
Keswick, Cumbria, CA12 5AF.

Regulated by RICS



IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.