



ime DJK Group Ltd  
 12 Home Street  
 Edinburgh  
 EH3 9LY

**Investment Sale**  
 Offers Over £49,000

## 5 West Port, Selkirk TD7 4DG

Class 1 Retail Premises

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## Location

Selkirk is a historic market town enjoying a central location in the Scottish Borders. It is approximately 5 miles south of Galashiels, 11 miles north of Hawick and 40 miles south east of Edinburgh.

It is particularly accessible due to the A7 which is an arterial route popular with tourists a trade linking north and south. The subject property is on West Port (A707) close to the town's Market Place and High Street.

Surrounding occupiers include a charity shop, florist, several restaurants, a bank, and various retailers.

## Description

The subjects comprise a single shop unit with double frontage forming the ground floor of a two-storey stone-built property. The unit is entirely open plan with the exception of two steel supporting columns to the front and rear of the main shop area. It is in good decorative order and the flooring is a beech laminate.

To the rear of the subjects are WCs, a store, and separate room which, depending on the eventual occupier, may suit a private office or staff room.

### Accommodation

According to our recent measurement survey, the premises comprise of the following approximate net internal area:

Total: 45 sq. m (484 sq. Ft)

### Sale Price

Our clients are seeking offers over £49,000 for the freehold interest of the property.

### EPC

The Energy Performance Certificate rating is G.

### Utilities

The property is served by mains electricity, and water.

### Lease Terms

The property is to be sold with an existing 5-year Full Repairing and Insuring (FRI) lease, having commenced in August 2019. The current rent is £4,200 pa.

### Rateable Value

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)), the subjects have a rateable value of £3,950. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

### Entry

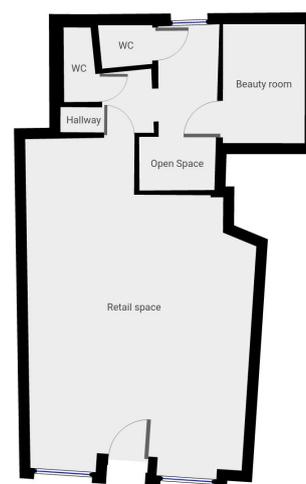
Upon completion of a formal missive under Scots Law.

### Legal Costs

Each party is responsible for their own legal and costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

### Viewing and Further Information

By appointment through the sole letting agent, ime DJK Group Ltd.



#### IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - IME for themselves and for the vendors or lessors of this property whose agents they are give notice that:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.

The vendors or lessors do not make or give, and neither do IME for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.