

# For Sale/ May Let

SHOP/ OFFICE/ STUDIO/ GALLERY

High Street

Melrose

TD6 9PB

Edwin  
Thompson



- Centrally positioned town centre shop
- Net Internal Floor Area 64.96 sq m (699 sq ft)
- Regular shape. Rear service access
- Good window frontage

Rental Offers over £12,000 per annum are invited

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## General Information

A well positioned shop situated within Melrose town centre.

Melrose is an historic town with a population of 2,307 according to the 2011 population census. It is an attractive town located in the central borders, approximately 4.5 miles east of Galashiels. The settlement has a relatively affluent catchment and benefits from a significant level of seasonal tourist trade. It benefits from all local amenities and has a good range of independent shops and restaurants.

It is conveniently located for access to the other towns in the central borders with good connectivity to the national roads network via the A68 trunk road and the A7 arterial route. The southern terminus of the newly re-established borders railway linking the central border to Edinburgh is at Tweedbank station approximately 1.5 miles west.

## Description

A self-contained regular shaped ground floor retail unit within a two storey terraced building.

This is a single fronted unit with offset entrance door providing prominent window frontage to High Street. Internally, the unit is open plan with a store room/changing room and a W/C off the main accommodation. The rear section of the shop is fitted out with a kitchen/tea preparation area. There is an external door to the back of the shop providing a service access via St Dunstons Lane.

## Accommodation

The accommodation comprises:

Open plan main shop with the kitchen area to the rear, storage cupboard (under the stairs leading to the residential accommodation above) and WC.

Description	Sq M	Sq Ft
Net Internal Area	64.96	699

## Services

Mains electricity, drainage and water

## Rateable Value

The current rateable value of the premises is £9,100 per annum. The proposed rateable value following the 2017 Rates Revaluation effective from 01-Apr-2017 is £10,400.

The small business rate relief scheme (SBRR) currently provides 100% rates relief for units with a rateable value of £10,000 or less based on a combined total of all the occupiers business premises within Scotland

(subject to application and eligibility). The threshold for 100% rates relief is expected to increase to cover units with a rateable value of up to £15,000 effective from 1<sup>st</sup> April 2017 when the 2017 rates revaluation comes into effect.

## Energy Performance Certificate

Energy Performance Rating: Band to be confirmed

## Lease Terms

Available by way of a new lease on FRI terms.

In the normal manner, the in-going tenant will be liable for any land and buildings transaction tax, registration dues and VAT thereon.

## Entry

On the 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.

## Viewing

By appointment with the sole agents:

Edwin Thompson: 01896 751300

E-mail: s.sanderson@edwin-thompson.co.uk



Regulated by RICS



Berwick upon Tweed  
Carlisle  
Galashiels  
Keswick  
Newcastle  
Windermere

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