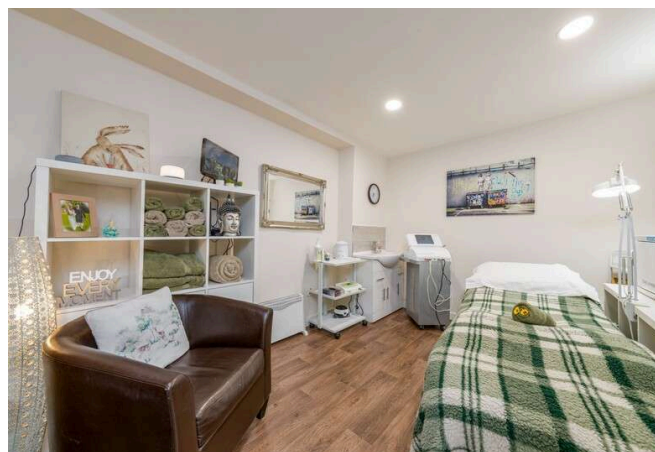
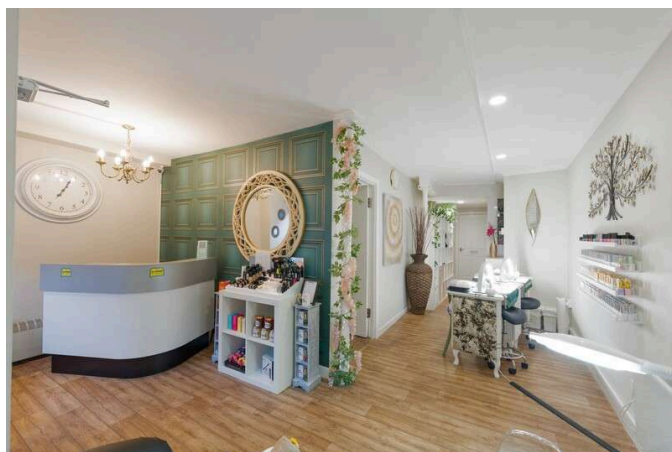


Business & Commercial Premises



LEGAL
HASTIN & S



5 West Port

Price £95,000

Selkirk, TD7 4DG



Ready To Go Business And Premises In A Central Position,
Presented In Beautiful Condition With A Versatile Layout
And Investment Potential.



5 WEST PORT

Set just off the Market Place among the main thoroughfare of Selkirk's shops, transport links and unrestricted parking, this ground floor premises has traded for many years as a beautician and therapy room. With a well-established client base its discreet window frontage is ideal, with the main reception area opening to four treatment areas including three private rooms and a fitted w/c unit. The premises is tastefully finished and styled; with contemporary décor, appropriate feature lighting, easy to maintain and clean flooring and wall coverings throughout. A range of the therapy furniture and equipment will be available by negotiation, making this a viable option for those established therapists looking to extend their offerings and create income from the unit.

LOCATION

The property is ideally placed within Selkirk for all town centre amenities; with a good selection of small local shops providing for everyday requirements, and schools from nursery to secondary level all easily accessible. The property also benefits from easy access to Edinburgh via the A7 and is within easy reach of the new Borders rail connections with the opening of the Waverley Line and new stations at Galashiels and Tweedbank. The area has good road and bus connections to all central Borders towns and is surrounded by beautiful countryside with rolling hills and scenic valleys all close to hand.

HIGHLIGHTS

- Excellent trading position
- Good levels of footfall
- Good window frontage
- Spacious internal area
- Versatile space

MEASUREMENTS

Reception 5.15m x 1.95m

Treatment & Display Area 8.45m x 2.25m

Treatment Room 1 3.65m x 2.95m

Treatment Room 2 4.35m x 2.80m

W/C 1.30m x 1.25m

Treatment Room 3 2.70m x 1.85m

SERVICES

Mains electric, water and drainage. Electric heating. Accounts will be made available to those in a position to proceed at the sellers discretion.

BUSINESS RATES

The current rateable value of the premises within small business rates exemption – this may apply subject to status. All enquiries to Scottish Borders Council. Class I trading rights.

TENURE

Freehold/Lease/Licence

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £95,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.