



Geo. & Jas. Oliver W.S.

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50 MARKET PLACE, SELKIRK TD7 4BL

GROUND FLOOR COMMERCIAL PROPERTY WITHIN TOWN CENTRE

EPC:G
TO LET £225 PER WEEK
OFFERS OVER £115,000

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Situated just off Selkirk's busy town centre, 50 Market Place is a surprisingly spacious ground floor commercial premises, brought to market in excellent condition. Ideally placed for passing footfall, the premises extend to a fantastic 85m². Generously proportioned, the property comprises of a large shop area with marvellous window frontage, a good-sized rear shop/kitchen area, an office, workshop and WC. Benefitting from an abundance of storage space, the property also has useful rear door access, a security alarm system and would be suitable for a variety of uses subject to obtaining local authority consent. The property has previously operated as a food outlet serving paninis, sandwiches and baguettes.

The property is available for sale or let on a long term, full repairing and insuring lease subject to agreeing Heads of Terms.

The Royal Burgh of Selkirk is a wonderful town steeped in a sense of history and tradition. It offers a multitude of varied attractions, including the Locharron Visitor Centre, Philiphaugh Salmon Viewing Centre, Selkirk Golf Course, Woll Golf Course, Selkirk Leisure Centre, Bowhill Estate and the Haining House and woodland walk. The town boasts a number of independent shops and bistros as well as excellent schooling, and is also the venue for the famous common riding. The area offers extensive opportunities for walking, golfing, mountain biking, cycling, horse riding and fishing. The surrounding Border towns are easily accessible and the Borders railway only a 10-minute drive away.

ROOM SIZES:

- Front Shop: 5.60m x 4.30m
- Kitchen: 4.70m x 2.90m
- Store One: 2.40m x 2.00m
- Store Two: 2.70m x 2.55m
- Store Three: 4.10m x 3.65m

EPCG RATEABLE VALUE: 5,500.00. The premises benefit from 100% relief through the Small Business Bonus Scheme subject to the owners' other commercial properties.

LEGAL COSTS: Each party to bear their own legal costs. The Purchaser will be responsible for any LBT and VAT associated with the purchase.

FIXTURES AND FITTINGS: Floor coverings and light fittings are included. Catering equipment available by separate negotiation.

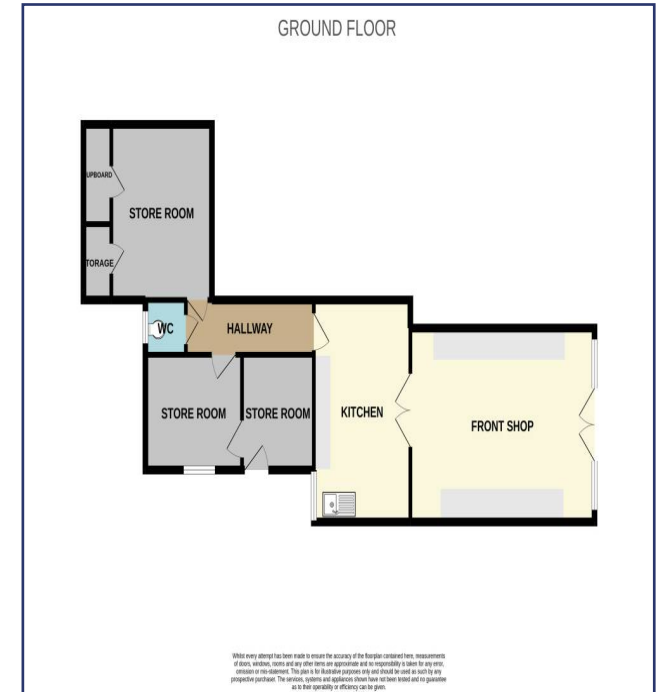
SERVICES: Mains water, drains & electricity. Security alarm system. Gas in building but not connected.

VIEWING: By appointment with Geo & Jas Oliver, W.S.

IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.

INTERNET WEBSITES: All our properties can be viewed at www.gandjoliver.co.uk as well as www.onthemarket.com, www.rightmove.co.uk and www.propertywindow.com.

FREE PRE-SALE VALUATION: If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.



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