



**Geo. & Jas. Oliver W.S.**

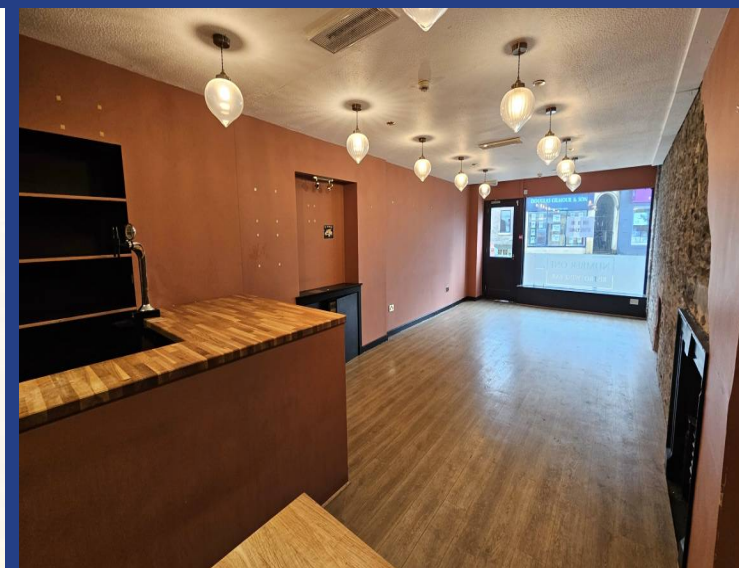
Solicitors & Estate Agents

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**1 HIGH STREET, SELKIRK, TD7 4BZ**  
**CENTRALLY LOCATED COMMERCIAL PREMISES TO LET**

**EPC B**  
**TO LET £300 PER WEEK**



# 1 HIGH STREET, SELKIRK, TD7 4BZ

## TO LET £300 PER WEEK



Situated in the heart of Selkirk's busy town centre, 1 High Street is a generously proportioned ground floor restaurant premises with an ideal town centre location. Brought to market for rent in excellent condition and usefully placed for passing footfall, the premises extend to 54m<sup>2</sup>. The restaurant which comprises of a large public frontage, two WC's and working kitchen creates ideal space to serve a variety of international cuisine. There is an alcohol licence and Class 3 food licence in place for this premises.

The property is available for 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: 10.46 x 4.07

Kitchen: 3.34 x 3.03

WCs: 1.96 x 2.05 & 1.25 x 1.01

**EPC: B RATEABLE VALUE: £5,300.00.**

**LEGAL COSTS:** Each party to bear their own legal costs.

**FIXTURES AND FITTINGS:** Floor coverings and light fittings are included.

**SERVICES:** Mains water, drains, gas & electricity.

**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.

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**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.

