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**Commercial Premises:
Tweedside Gallery,
Tweedside Road, Newtown St
Boswells,
TD6 0PG**

Offers In The Region Of: £47,500



Brought to the market in a most sought after, developing location, Tweedside Gallery, Tweedside Road brings a fantastic opportunity to those looking to purchase a commercial premises. Suitable for a variety of businesses, the premises enjoys two large street facing windows within the show room, a rear storage room / kitchen and a WC. Viewings come highly recommended in order to fully appreciate.

Commercial Premises: Tweedside Gallery, Tweedside Road, Newtown St Boswells,

TD6 0PG

Offers In The Region Of: £47,500

Accommodation details:

Front shop with two large display windows, rear shop/storage area with kitchen facilities and WC.

Services:

Mains electricity, water and drainage.



Situation:

Newtown St Boswells is a small village lying just off the main A68 trunk road, which provides easy access to both Edinburgh and Newcastle. The central location also makes most towns and villages in the region easily accessible. Scottish Borders Council is only a few minutes' walk away and the Borders General Hospital is approximately 3 miles distant. The Waverley rail link between Edinburgh and Tweedbank can be reached in about 10 minutes by car.

Legal costs:

Each party shall be responsible for their own legal costs incurred in connection with the transaction with the purchaser liable for any LBTT and VAT

Rateable Value:

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £1,900 effective 1st April 2017. The uniform business rate for the current year is 49 pence in the pound.

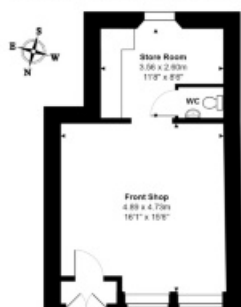
Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

EPC:

Pending



Tweedside Gallery Newtown St Boswells
Approximate Gross Internal Floor Area: 34.6 m² ... 372 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, fixtures and appliances shown herein are best tested and no guarantee as to their operability or efficiency can be given.

PROPHOTO



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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.

Full members of:

