

Hawick

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Tweedside Gallery,

Tweedside Road, Newtown St
Boswells, TD6 0PG



Located in a well-regarded and steadily developing area, Tweedside Gallery on Tweedside Road presents an exceptional opportunity to acquire a flexible commercial property with strong potential for a range of business uses. This well-positioned premises is ideally suited to owner-occupiers, start-ups, or established businesses looking to expand into a prominent part of town.

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Description

The property enjoys a highly visible street frontage, enhanced by two large display windows that flood the showroom with natural light and provide excellent exposure to passing footfall and traffic—making it ideal for retail, gallery, or office use. The main showroom offers a bright, open-plan layout that can be adapted to suit a variety of commercial requirements.

To the rear of the premises, there is a dedicated storage room/kitchen area, offering practical support space for staff or stock. A separate WC facility is also located to the rear, adding convenience for staff and customers alike.

Tweedside Road is part of a thriving local area that continues to attract both independent businesses and larger enterprises, benefitting from a strong sense of community and increasing commercial interest. This location offers a balance of accessibility and visibility, making it an ideal base for a growing business.

Offered in good condition throughout, this is a rare chance to secure a manageable yet highly functional commercial unit in a location with long-term appeal and strong footfall.



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.

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.

Viewings

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

Services

Mains electricity, water and drainage,

EPC

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



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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:

