

**Hawick**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**22-24**  
**Woodmarket,**  
Kelso, TD5 7AX

**OIRO £145,000**



Situated within the heart of Kelso, on the northwest side of Woodmarket, 22 and 24 Woodmarket offer a fantastic opportunity to acquire two mid-terraced retail units - one of which is currently let and offers immediate income. With high levels of passing footfall, these units would be suited to a variety of business uses and should be of particular interest to commercial investors looking to expand their portfolios. Both units are brought to the market in a well-maintained condition and offer ground level show rooms/retail space with the additional benefit of private basement stores and a shared WC. Viewings are considered essentially to fully appreciate.



## 22-24 Woodmarket,

Kelso, TD5 7AX

**OIRO £145,000**

22 Woodmarket, Kelso, TD5 7AX  
Front Shop: 21.96 sqm | 236 sq ft  
Basement Store: 17.68 sqm | 190 sq ft

24 Woodmarket, Kelso, TD5 7AX  
Front Shop: 24.07 sqm | 259 sq ft  
Basement Store: 18.04 sqm | 194 sq ft

Shared WC: 4.06 sqm | 44 sq ft



**Location:**

Kelso is one of the most attractive towns in the Scottish Borders, situated at the confluence of the Rivers Tweed and Teviot with its focal point being the Flemishstyle Town Square. There are excellent facilities in Kelso including National Hunt Racing, Curling, Golf, Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Kelso lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle-Upon-Tyne. The new Waverley rail link from Edinburgh to Tweedbank can be reached in around 30 minutes from Kelso.

**22 Woodmarket, Kelso, TD5 7AX**

Number 22 Woodmarket is brought to the market in good condition throughout and is subject to an occupational FRI lease - currently operating as a Vape shop and receiving a rental income of £3,500 per annum + VAT. The lease is dated 31st March 2023 and is for a term of 3 years with break clauses offered to the tenant only.

**24 Woodmarket, Kelso, TD5 7AX**

24 Woodmarket is offered with vacant possession, having most recently been utilised as an art store, and would market to a variety of commercial tenants and/or buyers seeking retail or office space. It is projected that number 24 would obtain a higher rental value due to its larger internal area.

**Rateable value:**

The Scottish Assessors Association website (for which we can accept no responsibility for accuracy) indicates that the properties are included in the current Valuation Roll with Rateable Values of £4,850 and £5,200 respectively. The Uniform Business Rate for the year 2023/24 is £0.498.

**EPC:**

Pending

**Viewings:**

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

**Fixtures and Fittings:**

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

**Services:**

Mains electricity, water and drainage.



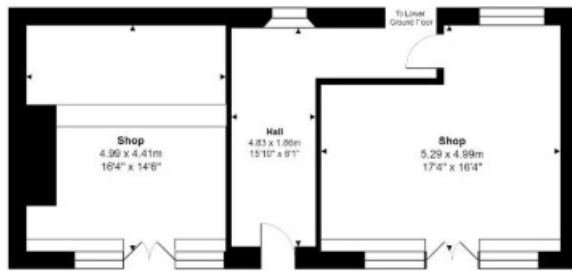
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## 22 & 24 Woodmarket Kelso

Approximate Gross Internal Floor Area: 105.1 m<sup>2</sup> ... 1132 ft<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

PROPHOTO

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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

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Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867

Full members of:

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.