

Hawick

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SOLICITORS & ESTATE AGENTS

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Mixed Use Unit, 38 - 44 Market Square, Duns, TD11 3AL

OIRO £185,000



Offering a great deal of potential to the investor, 38 - 44, Market Square, Duns, TD11 3DR is a well-positioned mixed-use unit within the heart of the town. Extending over an impressive 305sq.m and comprising of a mix of both commercial and residential, the premise is being offered at £185,000, having been independently valued at £75,000 for the commercial element and £140,000 for the residential element. Also benefiting from an abundance of on-street parking, this opportunity would be ideal for those looking to expand their portfolio, or those looking for a conversion project - viewings come highly recommended.



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Duns, TD11 3AL

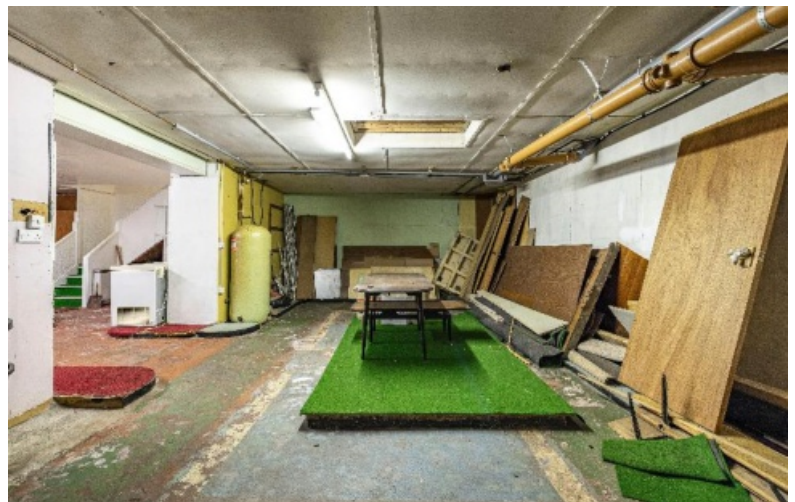
OIRO £185,000

Rateable Value:

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have been entered into the valuation roll at £11,300 as of 1st April 2023

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.



Commercial Element:

The commercial aspect of the property extends to an approximate 160sqm and spans across the ground and basement floors of the building, comprising of a reception area, working kitchen, ground floor storeroom, WC, cloak room and stairwell to the basement. Holding a class 3 classification, the property allows for the sale of food or drink for consumption on the premises but the building itself would be suitable for a variety of different business ventures.

Residential Element:

Accessed at the left of the commercial premises is a five bedroom, first and second floor, maisonette that is well proportioned throughout with an abundance of natural light cascading in. Investors may also consider the option of converting the property as a whole to a substantial residential dwelling, although no plans have been sought or approved at this time.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings. All moveable furniture, as well as the commercial cooking equipment will be available by separate negotiation, should the purchaser so wish.

Location:

The market town of Duns features a town square and local amenities including local shops, schooling for all ages, public houses and restaurants, whilst further afield market towns such as Kelso, Coldstream and Melrose provide further facilities and amenities. The mainline railway station at Berwick provides good access to both North and South to Edinburgh and Newcastle respectively. There is also the A1 trunk road for road access. The Scottish Borders is a beautiful part of the country with stunning landscapes and miles of unspoilt coastline, with wonderful lifestyle alternatives including country walks, a number of championship golf courses, racecourses, salmon fishing, shooting and so many country pursuits. Pending

Services:

Mains gas, electricity, water and drainage.

Tenure:

Heritable (Scottish equivalent of freehold).

EPC:

Pending



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Email: hawick@cullenkilshaw.com

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

Also At:

Galashiels,	Tel 01896 758 311
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
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Langholm,	Tel 013873 80482
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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.