

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Commercial premises - 1 High Street,

Selkirk, TD7 4BZ

OIRO £80,000



Most recently utilised as a restaurant, 1 High Street, Selkirk brings an exciting opportunity to the entrepreneur looking to expand a current business or open the doors to their first venture. Suitable to a variety of business types, the internal area extends to a comfortable 54sqm and enjoys an abundance of natural light cascading in from the large shop front window. Located on the ground elevation, the site enjoys an high degree of passing footfall and having been successfully tenanted for a number of years, this site should also appeal to those looking to expand their commercial investment portfolio. Internally comprising the main public area, working kitchen and two WC, viewings are considered essential.

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Current Planning / Consent

The subjects are currently used as restaurant use and accordingly we have assumed that all appropriate consents have been obtained, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Should this prove not to be the case, then it is assumed that a Certificate of Established Use can be demonstrated or otherwise the values reported herein may be impacted.

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.



Situation

Selkirk lies within the prime catchment area of the central Borders a beautiful area renowned for its peaceful lifestyle, sense of history and stunning scenery. Selkirk provides a good range of hotels, bars and shops catering well for every day needs, with a wider range of retail outlets in both Hawick and Galashiels. The town also offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. The relative ease of access to Edinburgh is leading to this becoming an area of real attraction to the commuter who wishes to live outwith the hustle and bustle of city life. With good road links both north and south, Selkirk is very well placed for commuters.

Fixtures and Fittings

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

Services

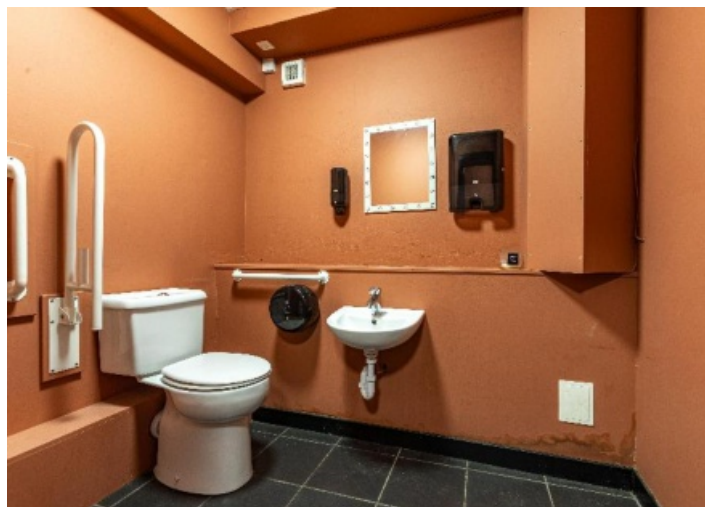
Mains gas, electricity, water and drainage.

EPC

Pending

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have been entered into the valuation roll at £5,300 as of 1st April 2023.



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Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482

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:

