

Hawick

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Commercial Premises

18-20 West Port, Selkirk, TD7 4DG



Occupying a prominent ground floor position within a traditional stone-built building, 18-20 West Port offers a versatile retail unit extending to approximately 65.85 sqm (709 sqft). Previously operated as a flower shop, the premises are currently vacant and present an excellent opportunity for owner-occupiers or investors alike.



Commercial Premises

18-20 West Port, Selkirk, TD7 4DG

Description:

The property benefits from a strong street presence, thanks to its attractive stone façade and large display windows which flood the shop with natural light. Internally, the unit is presented to a reasonable modern standard, making it ready for immediate use or re-letting with minimal input.

Situated just a short distance from Selkirk's town centre, the location offers convenient access while maintaining a more affordable secondary trading position. Importantly, the size of the property brings it under the business rates threshold, making it especially appealing to small businesses and independent retailers.

With residential properties on the upper floors in separate ownership, the unit forms part of a well-established mixed-use building. The overall condition is consistent with the property's age and construction type, and its charming traditional character adds to its appeal for both commercial use and investment purposes.

This is a great opportunity to acquire a well-sized, attractively priced retail unit in a sought-after Borders town.

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.

Rateable Value

According to the Scottish Assessor's website (the subjects have a Rateable Value of £7,500 effective 1st April 2023. The uniform business rate for the current year is £0.498 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.

Fixtures and Fittings

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

EPC

Pending



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Selkirk, Tel 01750 723 868
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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:

