

Hawick

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 **CULLEN KILSHAW**
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Commercial Premises

1-5 Horsemarket, Kelso, TD5 7HE



Set in the heart of Kelso, 1-5 Horsemarket presents a rare opportunity to acquire a substantial and versatile commercial premises, ideally suited to a range of business uses. Previously home to the well-established 'John H. Hume' DIY store, and more recently having been used for storage, the now vacant unit benefits from high foot traffic and a strong local base, making it a compelling prospect for like-minded retailers or investors.



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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.



Description:

Extending to approximately 214 sq.m across four floors, the property offers extensive retail and storage space. The ground floor comprises the main retail area with prominent street frontage and four large display windows overlooking Horsemarket — one of Kelso's most central and bustling thoroughfares. Basement, first, and second floors currently serve as additional storage, offering flexible space to adapt or reconfigure as needed.

Previously, planning permission was granted to convert the upper floors into residential accommodation, highlighting the potential for a mixed-use redevelopment. While this permission has since lapsed, it demonstrates the scope for future value-add opportunities, subject to renewal and consents.

This mid-terraced retail unit is accessed directly from the street and enjoys strong visibility in a high-footfall location, making it ideally suited for retail, office, or redevelopment purposes.

Whether you're seeking a large-scale commercial base, a high-visibility retail unit, or a development project in a thriving Borders town, 1-5 Horsemarket offers exceptional potential. Early viewing is highly recommended to appreciate the scale and versatility of this opportunity.

Services:

Mains electricity, water and drainage.

EPC:

B

Planning Permission:

The first and second floors previously benefitted from planning permission for conversion to form a residential flat. The planning application was approved in January 2013 although it has since lapsed. Further information is available on the Scottish Borders Planning Portal under reference number 12/01568/FUL.

Fixtures and Fittings:

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

Rateable Value:

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have been entered into the valuation roll at £15,000 as of 1st April 2023.

Viewings:

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

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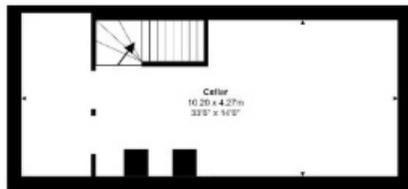
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1-5 Horsemarket, Kelso

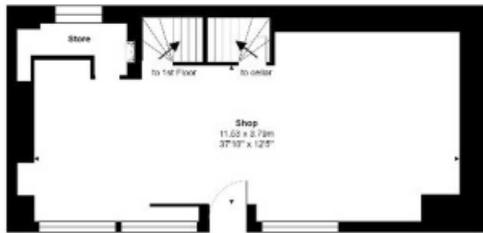
Approximate Gross Internal Floor Area: 225.8 m² ... 2430 ft²



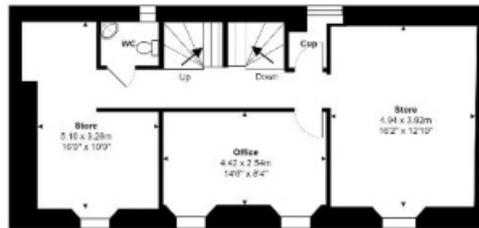
Cellar
Approximate Area: 44.0 m² ... 473 ft²



2nd Floor
Approximate Area: 60.2 m² ... 648 ft²



Ground Floor
Approximate Area: 61.1 m² ... 661 ft²



1st Floor
Approximate Area: 63.2 m² ... 678 ft²

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.



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Saturday: 9.00am to 12.00 noon

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