

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Commercial Premises

22 Horsemarket, Kelso, TD5 7HE



Occupying a prominent corner position at 22 Horsemarket, just east of Kelso town centre, this well-presented retail unit forms part of a mid-19th century, Category C Listed end-terraced building. The property is arranged over the ground floor of a two-storey plus attic-level structure, boasting a distinctive curved frontage and excellent visibility.

Commercial Premises

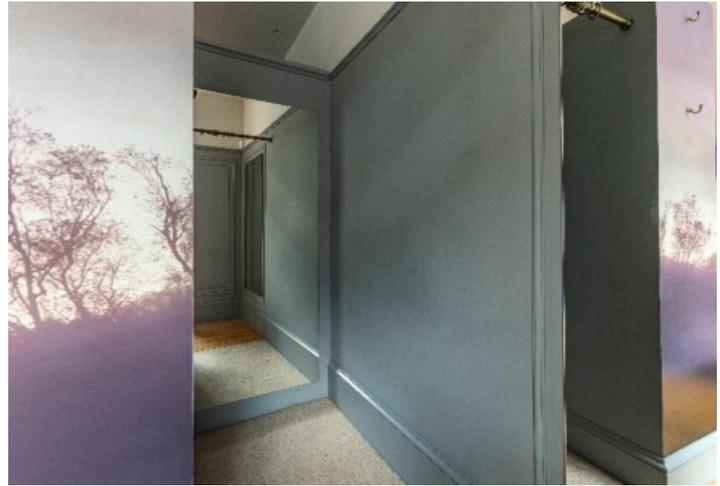
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Description

Extending to approximately 69 square metres, the accommodation is accessed via a corner entrance with two external steps leading to the main door. Internally, the unit comprises a bright, open-plan retail space, a changing area, a small store/kitchen, and a WC with a low flush unit and wash hand basin.

Benefitting from Class 1A Use (as defined by the Town and Country Planning [Use Classes] [Scotland] Order 1997, as amended), the property allows greater flexibility for a range of retail or town centre uses—enhanced by planning changes effective from 31 March 2023.

Presented in good overall condition and decorated in welcoming tones, this unit is ideally situated in a highly sought-after area of this vibrant market town, offering an excellent opportunity for both owner-occupiers and investors.



Situation

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.

Services

Mains electricity, water and drainage.

Fixtures and Fittings

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

Viewings

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

EPC

Pending



22 Horsemarket Kelso TD5 7HD

Approximate Gross Internal Floor Area: 69.3 m² - 746 sq ft



We warrant every effort has been made to ensure the accuracy of the floor plan contained hereon. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is to be taken as a guide only and should not be relied upon for any specific purpose or use. The services, systems and appliances shown hereon are based on the best information available to us at the time of preparation of this plan.

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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:

