

# To Let - Shop Premises

13 Market Place, Eyemouth, Berwickshire, Scottish Borders TD14 5HE

Edwin  
Thompson



## To Let - Shop Premises

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Ground floor Shop Premises

Net Internal Area: 34.97 sq m (376 sq ft)

Prominent Town Centre Position

Modernised throughout. Good Decorative Order

Front Shop, Rear Shop/ Kitchen and WC

**Guide Rent: £6,000 per annum**

**Ref.GM1086**

### Description

Ground floor retail premises forming part of a two storey plus attic level terraced building together with associated ancillary accommodation to the rear.

The principal building is of traditional stone construction with a painted render finish to the front elevation under a pitched roof clad in slate. The ancillary accommodation would appear of similar specification.

The accommodation is strapped and plasterboard lined with emulsion finishes. A suspended ceiling with recessed lights is provided to the front shop.

### Accommodation

Front shop, doorway with step up to rear shop currently configured with preparation area and WC complete with separate lobby housing wash hand basin.

### Location

No. 13 is situated on the western side of Market Place within Eyemouth Town Centre.

Eyemouth is a small fishing town on the south east coast of Scotland. It is situated to the East of Berwickshire, approximately 8 miles north west of Berwick-upon-Tweed, 49 miles to the east of Edinburgh. The settlement has a population of 3,540 according to the National Records of Scotland 2019 Mid-Year estimates, an increase of around 2% over the population recorded at the 2001 census (3,470), a small decrease on the population recorded at the 2011 census (3,550).

There are East Coast Mainline Railway Stations at Berwick-upon-Tweed and Dunbar and plans afoot for re-establishment of the station at the nearby town of Reston.

This area has benefitted from a significant amount of recent public and private sector investment to re-develop the town centre and the harbour area including the Eyemouth and East Berwickshire Partnership Regeneration Initiatives. This has modernised facilities for the local fishing industry and provided a boost to the areas tourism sector. In addition, the town benefitted from a Shop Front Improvement Grant Scheme in the autumn of 2019 and a grant of £100,000 to support the Eyemouth Harbour Trust project to develop a new ice-making facility at the harbour to support local fishing fleets.

High Street / Market Place is the principal retail area within the core of the Town Centre. It is a one way thoroughfare. The area is characterised by commercial uses to ground floor level with residential accommodation to upper levels.

Nearby occupiers include Eyemouth General Store, D "Luxe" Hair and Beauty, Currie Johnston and Co, a former General Convenience Store (currently vacant) with Hot Food Takeaway above.





## Areas

Description	Sq m	Sq Ft
<b>Net Internal Area</b>	<b>34.97</b>	<b>376</b>
<b>In Terms of Zone A Area</b>	<b>31.01</b>	<b>334</b>

*E & oe Measurements taken using a laser measurement device.*

## Services

Mains electricity, water and drainage connected.

## Energy Performance Certificate

Energy Performance Rating Band G110

## Planning

Established Use is Class 1 (Retail) of the Town and Country (Used Classes) (Scotland) Order 1997 (as amended).

This provides flexibility for a range of retail based use including retail sale of goods, hairdresser, undertaker, travel and ticket agency, post office, dry cleaner, launderette, cold food consumption on premises, display of goods for sale, hiring out of domestic goods or articles, reception of goods to be washed etc. They may also offer scope for office use, hot food takeaway, beauticians, treatment rooms or similar, subject to obtaining all necessary consents.

## Rateable Value

£4,550 effective from 01-Apr-2017.

Rates Poundage 2021/22: £0.49

The Small Business Rates Relief Scheme (SBRR) currently provides up to 100% rates relief where the combined Rateable Value of all the occupiers business premises within Scotland is less than £15,000 (subject to application and eligibility). This Relief Scheme is reviewed annually but this threshold is correct for the 2021/22 financial year.

## Satellite Navigation

For those with Satellite Navigation the Post Code is TD14 5HE

## Lease Terms

Available by way of a new Full Repairing and Insuring lease.

Terms by negotiation.

## Rental

Guide Rent: £500 per calendar month.

## Entry

On conclusion of legal missives.

## Value Added Tax

Any prices are exclusive of VAT. Any intending purchasers must satisfy themselves independently as to the instances of VAT in respect of any transaction.

In the normal manner, the in-going tenant will be liable for any Land and Buildings Transaction Tax, Registration Dues and VAT thereon., where applicable.

## Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction.

## Viewing

By appointment with the sole agents:

Edwin Thompson, Chartered Surveyors  
76 Overhaugh Street  
Galashiels  
TD1 1DP

Tel. 01896 751300

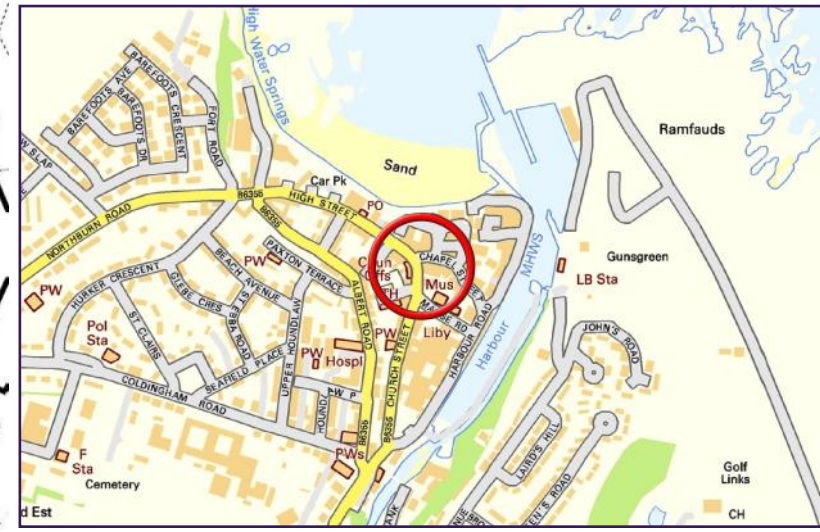
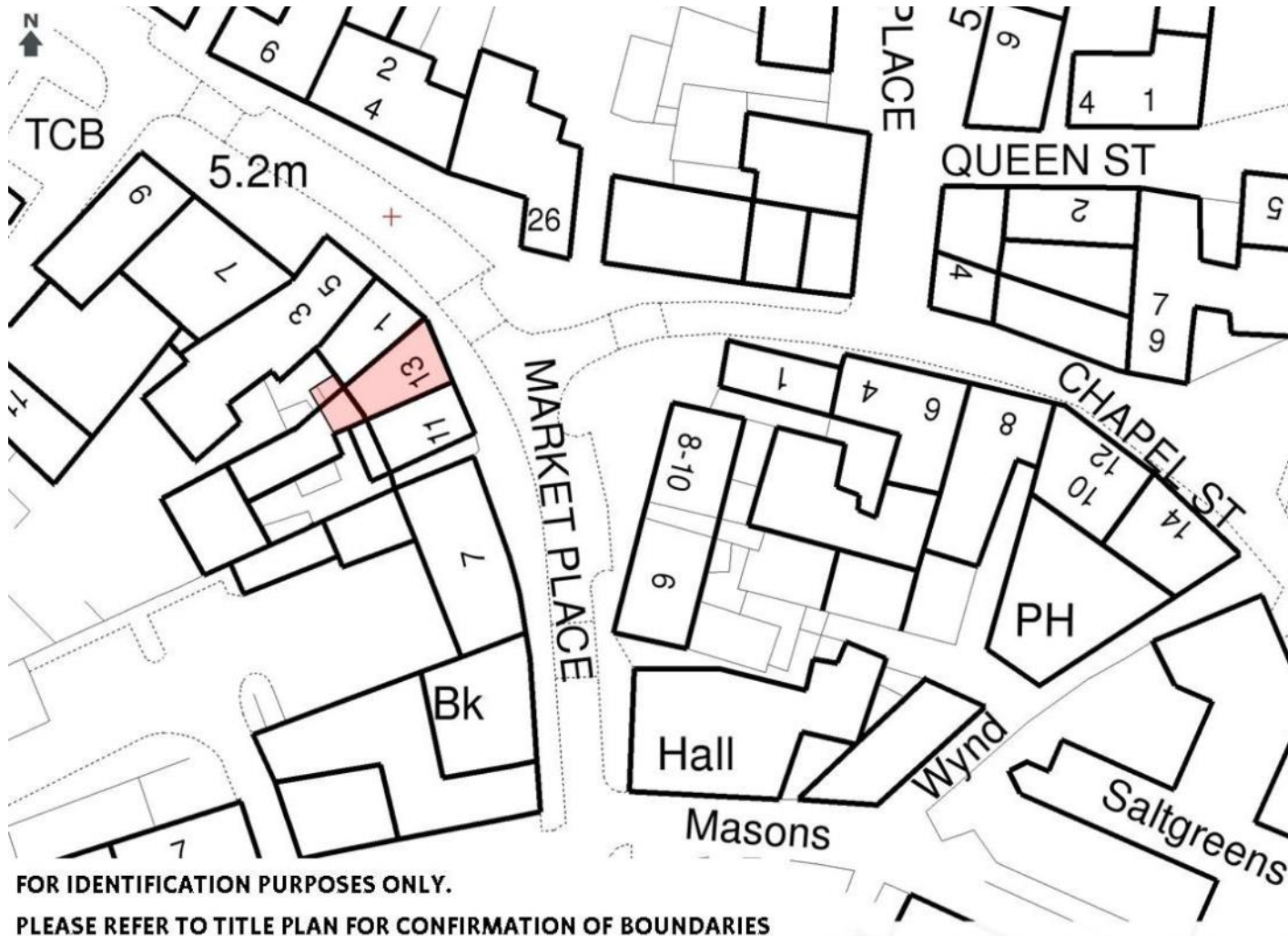
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