

For Sale - Retail Premises

39 Market Place, Selkirk, Selkirkshire TD7 4BL

Edwin
Thompson



Retail Premises

39 Market Place, Selkirk, Selkirkshire, TD7 4BL

Ground floor retail premises

Front shop; large preparation area; external store; WC

Category B listed building - no rates if vacant

Within the core of Selkirk

Town centre location

Offers Over £75,000

Ref. GF5088

Description

Ground floor premises forming part of a mid-19th century terraced category B listed property providing accommodation on two principal floors plus attic level.

The property is of whinstone construction with pitched roofs clad in slate incorporating two dormer window projections to the attic level of the front elevation.

There are stone chimney stacks to each party wall elevation.

The front elevation has a traditional fascia providing a double fronted unit with central access door accessed via two steps up from pavement level. This unit occupies the ground floor of a two storey building fronting Halliwell's close to the rear which is believed to date to around 1800. This part of the building is built of good quality whinstone with a painted finish to the ground level.

On the opposite side of the close there is a single storey lean to structure of whinstone construction under a hipped roof clad in slate. This structure appears to have been refurbished in recent years with new roof timbers sarked and re-slated. It provides a storage area with timber panelled doors providing access of the close.

General

39 Market Place is situated in a central position overlooking the Market Place within Selkirk Town Centre.

Selkirk is within the central Scottish Borders. The settlement has a population of 5,570 according to the 2018 Population Census, a decrease of approximately 5.4% over the population recorded in the 2001 census.

The town is situated between Galashiels (seven miles north) and Hawick (eleven miles south), the two largest population centres within the Scottish Borders with populations of approximately 12,980 and 13,830, respectively.

The town is conveniently situated to serve the other main towns in the Scottish Borders with good road links via the A7 arterial route.

The core of Selkirk town centre is characterised by commercial uses at ground floor level with residential accommodation above.

Nearby occupiers include the Fleece Bar and Kitchen, Royal Bank of Scotland, Taste of Spice Indian Restaurant, Sparkies Catering, JC Works, Beautiful Looks Beauty Salon, Scotbet Bookmakers, Liberty Star Trading (Ladies Clothes Shop), Lindsay's Pharmacy, Spar and Court House Coffee Shop.

The premises overlook Market place which has recently been upgraded with new paving and re-surfacing of the car park. It looks out onto the Sir William Scott Monument, the site of the old Toll Booth in the Market Place

What3words///

nozzle.elite.suave

Accommodation

Double fronted retail shop: Front shop in 'L' configuration; hallway off to WC with low flush unit and wash hand basin and under stair cupboard (set of stairs to flat above) providing storage with floor to ceiling height of approximately 1.60m; rear shop fitted with stainless steel preparation units and incorporating free standing double basin stainless steel sink, compressor cupboard, stainless steel wash hand basin, free standing chiller unit and further preparation area to the rear, external door to Halliwell's Close. Lean to storage building providing a stores on the opposite side of Halliwell's Close.

The public access is from Market Place with separate rear access off Halliwell's close which provides a link between Market Place and the Public Car Park to the rear.

Areas

The property has been measured in accordance with the RICS Code of Measuring Practice to provide the following approximate floor areas:

Description	Sq m	Sq Ft
Net Internal Area (including external stores)	104.61	1,126
In Terms of Zone A	66.69	718

E & oe measurements taken with a laser measure



Energy Performance Certificate

To be confirmed

Rateable Value

The subjects are assessed to a Rateable Value of £6,800 effective 01-Apr 2017.

Rateable value/council tax information has been obtained from the Scottish Assessors Association website whilst believed to be correct, this information has not been verified.

Services

Mains electricity water and drainage is connected.

Licence

The subjects benefit from a full Premises Licence.

Occupational Lease

The premises are understood to be held on a three year lease from 25 August 2018.

The current passing rent is understood to be £7,200 per annum.

Tenure

Presumed Absolute Ownership following the Abolition of Feudal Tenure etc (Scotland) Act 2000. This should be confirmed by your solicitor.

Legal Costs

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

In the normal manner, the in-going purchaser will be liable for any stamp duty land tax, registration dues and VAT thereon.

Value Added Tax

Any prices are exclusive of VAT. The subjects are not understood to be elected to VAT.

Viewing

By appointment with the sole agents.

Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
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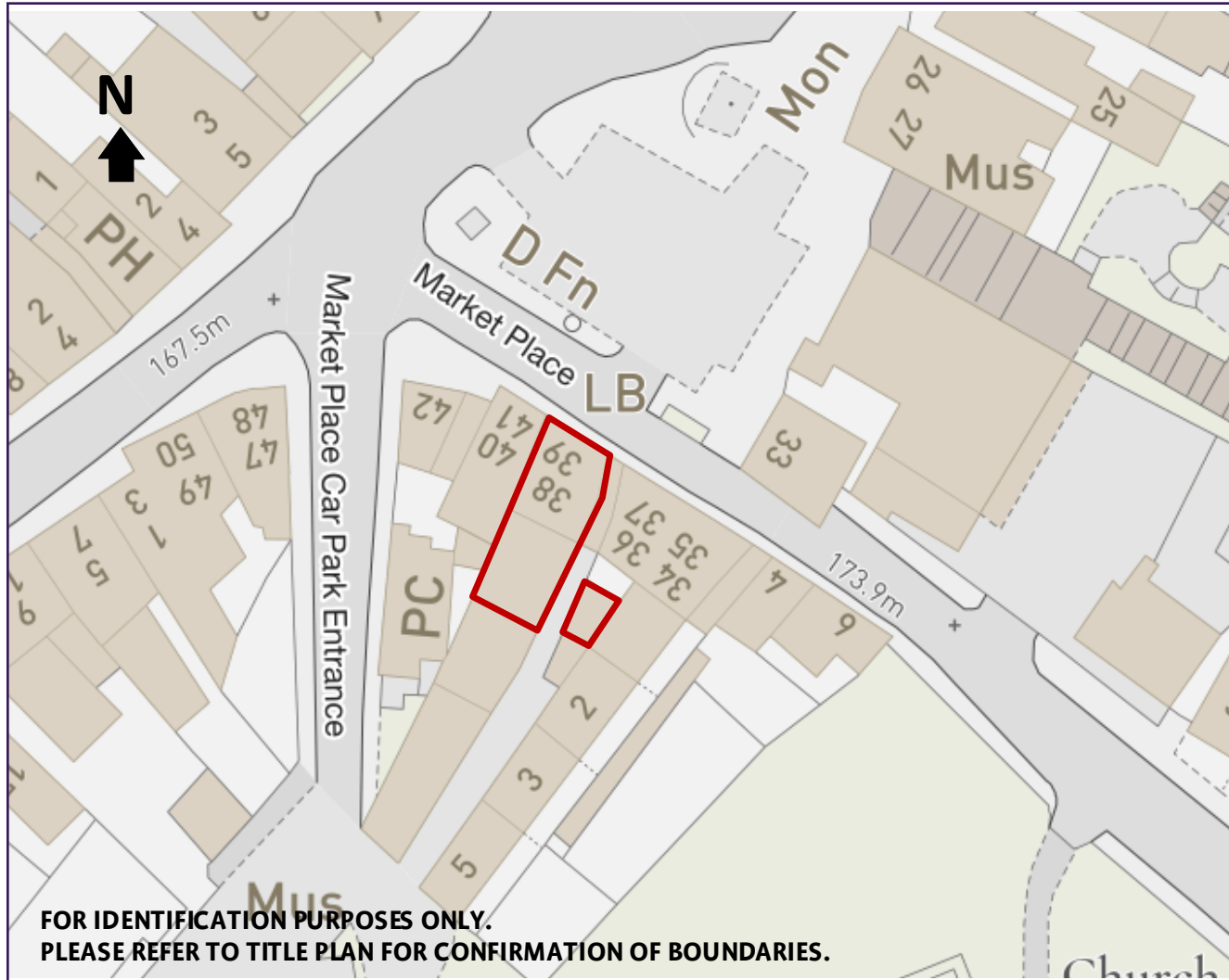
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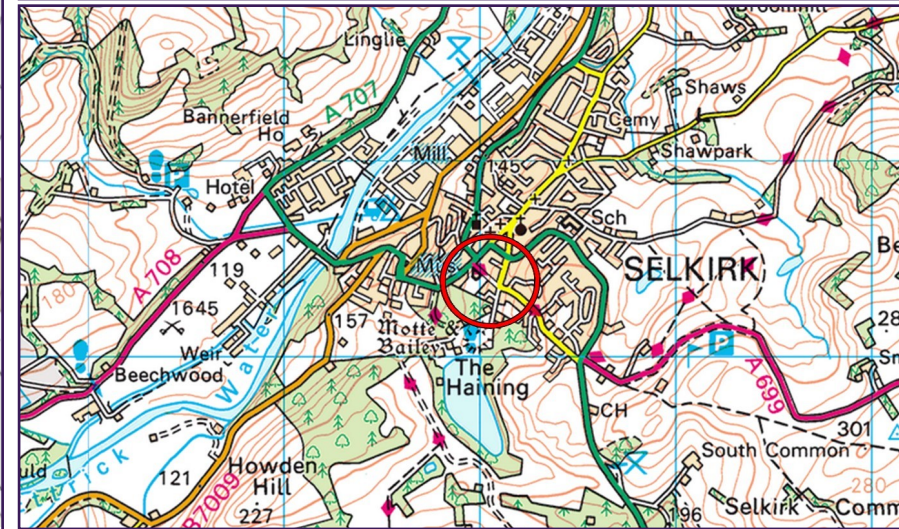
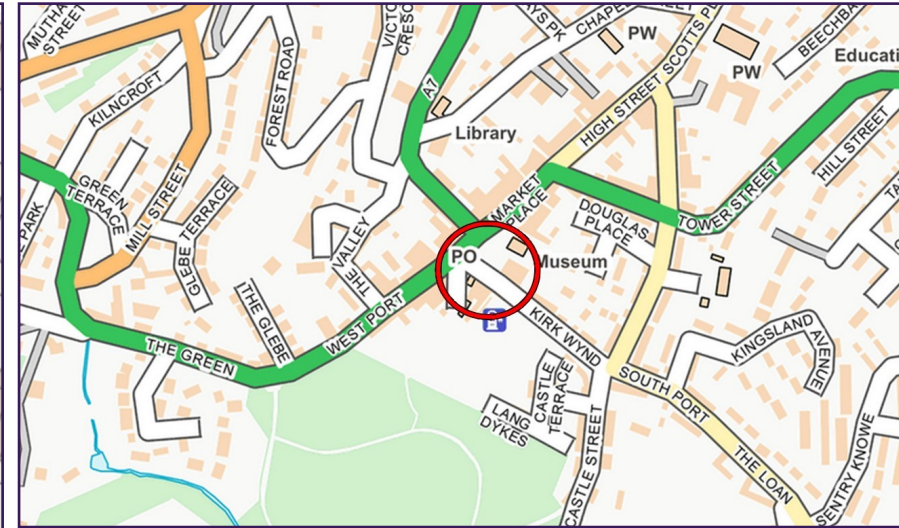
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