

# 13 BRIDGE STREET

Kelso, TD5 7HT

A Fantastic Opportunity To Rent This Prime Town Centre Shop With Excellent Frontage To Let • Guide Rent - £12,000 per annum

Edwin  
Thompson





**BRIEF RESUME**

- Prime Town Centre Shop
- Excellent Window Frontage
- Spacious Retail Area
- Well Presented Shop Area
- Regular Shaped

**LOCATION**

13 Bridge Street is situated to the south of Kelso town centre.

Kelso is a traditional market town with a relatively affluent catchment area providing a higher than average disposable income supporting a good range of independent retailers.

Known for its striking architecture, Kelso boasts an impressive array of historic buildings. The town's cobbled streets are lined with quaint shops, inviting cafes, and traditional pubs, creating a warm and welcoming atmosphere for both locals and visitors.

The town has a population of approximately 6,900 according to the 2021 population estimates combined by General Records of Scotland, and acts as a local centre for a wide rural hinterland. The settlement is conveniently located within the Central Borders, approximately 18 east of Galashiels, 44 miles south of Edinburgh.

Kelso is an historic setting with a great many attractions within the town and surrounding area

generating a high level of seasonal tourist trade.

Kelso is readily accessible with good road links to Edinburgh and Newcastle-upon-Tyne. There is a main line railway station approximately 25 miles east at Berwick-upon-Tweed and a new rail link between Tweedbank (14 miles west) and Edinburgh Waverley.



**DESCRIPTION**

13 Bridge Street comprises the ground floor of an end-terraced building. The unit benefits from a prominent corner position to the north of Bridge Street. As well as current Retail Use, the unit would also be well suited to a range of alternative uses such as office accommodation, studio, treatment rooms, gallery, coffee shop or similar, subject to obtaining all necessary consents.

**ACCOMMODATION**

The layout currently provides:

Spacious front shop with display frontage; rear store / stock room; ladies, gents and disabled wc facilities fitted with low flush unit and wash hand basin.

There is a basement accessed via stairs within the rear shop, which may provide scope for storage. Please note that in common with the majority of basement areas this is relatively damp. Very little rent has been appointed to the basement.

**AREAS**

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

Description	sq m	sq ft
Basement	83.24	896
Ground Floor	94.84	1,021
Total	178.08	1,917

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



#### **Rateable Value**

The subjects are currently assessed to a Rateable Value of £12,800 effective from 01-April-2023.

Small Business Rates Relief Scheme (SBRR) is currently understood to provide up to 100% rates relief for units with a rateable value of £15,000 or less based on the combined total of all the occupiers business premises within Scotland (subject to application and eligibility).

#### **Services**

Mains electricity, gas, water and drainage.

#### **Legal Costs**

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

The tenant will be responsible for any stamp duty, land tax, registration dues and VAT incurred thereon.

#### **Energy Performance Certificate**

Assessed to Energy Performance Rating Band G.

#### **Lease**

The unit is available on new full repairing and insuring lease. Lease terms by negotiation.

A flexible in-house lease agreement may be available subject to status and agreement between the parties.

#### **Viewing**

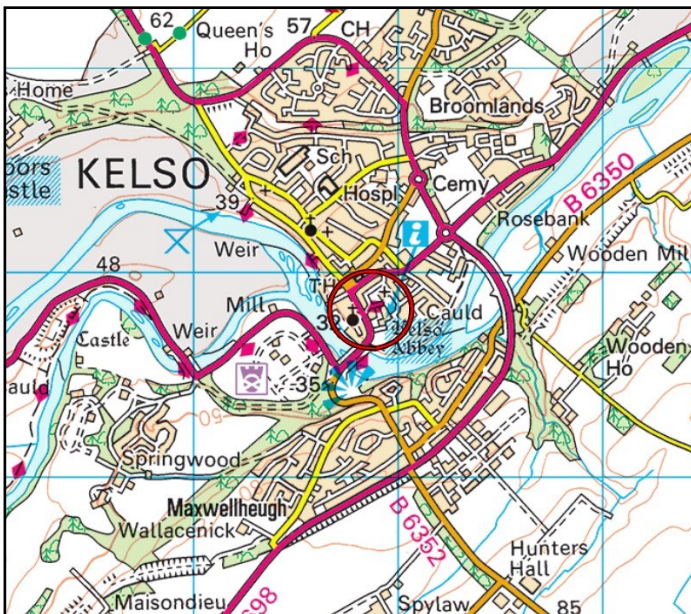
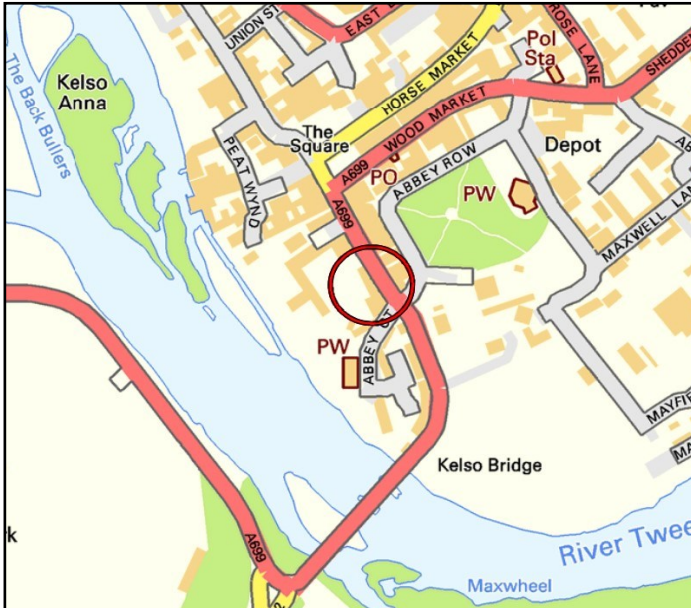
By appointment with the sole agents.  
Edwin Thompson, Chartered Surveyors  
76 Overhaugh Street  
Galashiels  
TD1 1DP

#### **IMPORTANT NOTICE**

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