

61A Cross Street, Kelso, Roxburghshire, TD5 7AA

A flexible ground floor retail unit in a popular trading area

TO LET: Guide Rent £6,000

Edwin  
Thompson





## BRIEF RESUME

A self-contained ground floor unit occupying the ground floor of a two-storey building. The building sits in a popular trading area just off The Square in Kelso between Horsemarket and Woolmarket. There is parking available nearby.

NIA 41.47 sqm (446 sqft)

## LOCATION

The subjects are situated off pitch on Cross Street to the east end of Horsemarket which is conveniently situated within the centre of Kelso just off the Market Square within easy walking distance of all local amenities.

Kelso is a traditional Market Town with a relatively affluent catchment area providing higher than average disposable income supporting a good range of independent traders. Kelso and the surrounding area has become one of the most sought after residential areas in the Scottish Borders. The town benefits from an attractive setting with a buoyant market square offering an excellent range of shops and restaurants.

It is situated in a central position within the Scottish Borders approximately forty miles south of Edinburgh, around eighteen miles east of Galashiels.

Kelso is considered an important local employment and retail centre serving a wide rural hinterland. It is within an historic setting with great many attractions within the town and surrounding area. The settlement benefits from a historic setting attracting a high level of seasonal tourist trade. Recreational facilities in the area include a selection of rural walks and cycle routes, leisure and fitness centres, a popular National Hunt racecourse, golf course, ice rink and swimming pool, a wide range of sporting clubs and world-renowned fishing on the River Tweed. There are schools for all age groups within the town.

## AREAS

The subjects have been measured in accordance with the RICS Codes of Measuring Practice to a Net Internal Area 41.47 sq m (446 sq ft) and ITZA of approximately 40.88 sq m (440 sq ft).

*E & oe Measurements taken with a laser measure*

## ACOMMODATION

Internally the unit is of regular shape providing front shop, rear lobby WC and utility area fitted with Belfast sink.

## EPC

EPC Pending





### WHAT3WORDS///

Workbook.proud.follow

### RATEABLE VALUE

The Rateable Value effective from 01-April-2023 is £2,800.

The Small Business Rates Relief Scheme (SBRR) currently offers 100% rates relief for units of a Rateable Value of £12,000 or less based on the combined total of all the occupier business premises within Scotland (subject to application and eligibility).

### SERIVCES

Mains water, electricity and drainage are understood to be connected.

### TENURE

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

### VALUE ADDED TAX

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

### PLANNING USE CLASS

Class 1A—Shops and financial, professional and other services. Permitted changes allow change of use to class 3 and 4 subject to the necessary consents.

### VIEWING

By appointment with the sole agents.

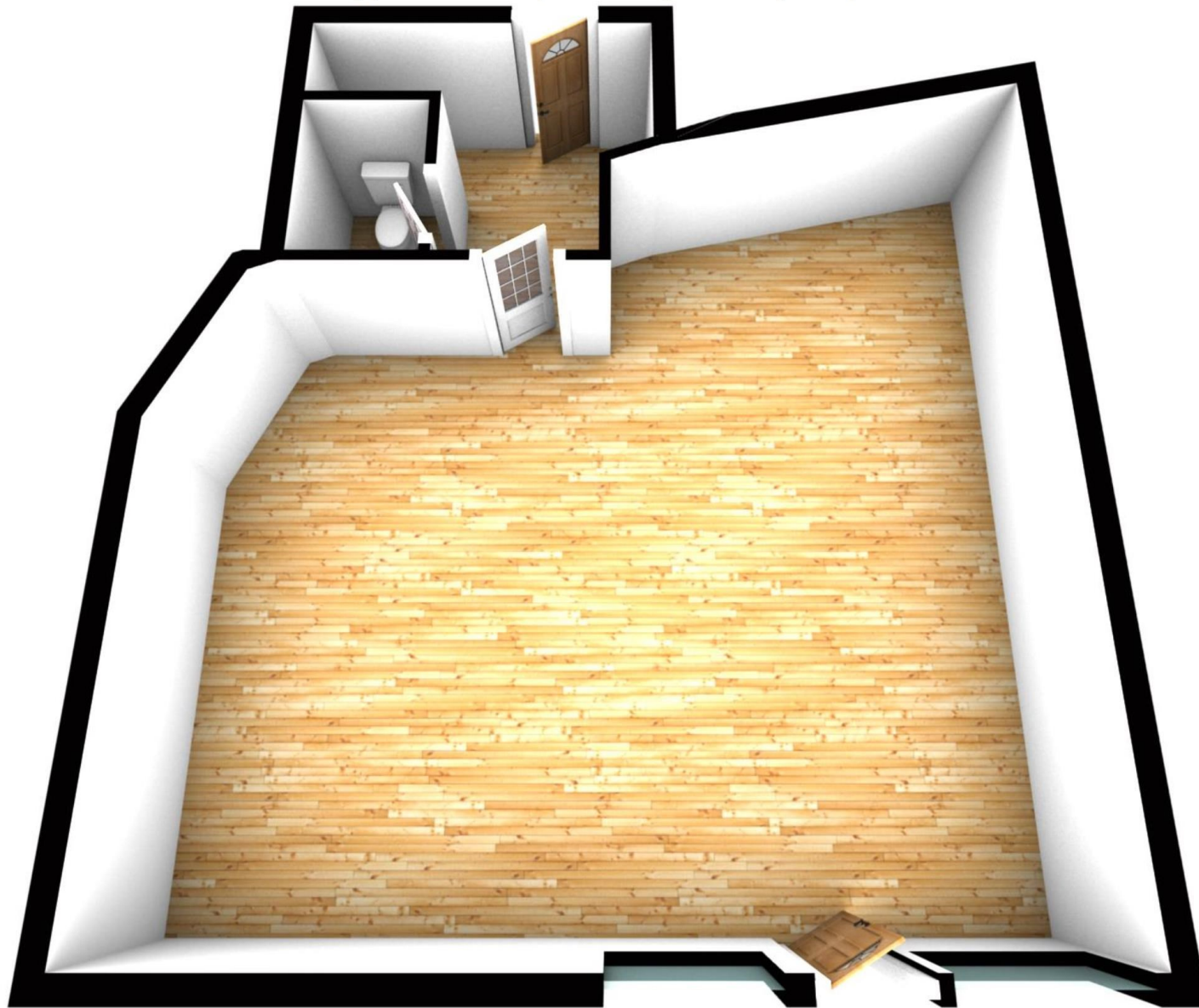
Edwin Thompson Chartered Surveyors  
76 Overhaugh Street  
Galashiels  
TD1 1DP  
Tel: 01896 751 300

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