

# Abbey Street, Melrose, TD6 9PX

Shop/ Office/ Studio/ Gallery

To Let: Guide Rent £10,000 Per Annum

Edwin  
Thompson





## BRIEF RESUME

- Centrally Positioned Town Centre Shop
- Good Window Frontage
- High Footfall
- NIA 64 sqm (750 sqft)

## GENERAL INFORMATION

This shop is situated in a prominent position at the junction of Buccleuch Street and Abbey Street directly to the south of Melrose Abbey within Melrose town centre.

Melrose is an historic town with a population of 2,307 according to the 2011 population census. It is an attractive town located in the central borders, approximately 4.5 miles east of Galashiels. The settlement has a relatively affluent catchment and benefits from a significant level of seasonal tourist trade. It benefits from all local amenities and has a good range of independent shops and restaurants.

It is conveniently located for access to the other towns in the central borders with good connectivity to the national roads network via the A68 trunk road and the A7 arterial route. The southern terminus of the newly re-established borders railway linking the central border to Edinburgh is at Tweedbank station approximately 1.5 miles west.

## DESCRIPTION

A well-positioned ground floor retail unit with excellent window frontage to Abbey Street at the junction with Buccleuch Street.

The premises occupy the ground floor of a two storey Category C Listed Cottage believed to date to around 1875, which has been converted to provide a retail unit with traditional shop frontage to Abbey Street.

The unit is adjacent to the grounds of Melrose Abbey and will benefit from a good degree of footfall with visitors to the Abbey, Harmony House and Gardens and Priorwood Gardens. One of the principal Coach and car parks serving the town is opposite and the one-way system in Melrose also means there is a good level of visibility from passing traffic

## ACCOMMODATION

The accommodation comprises:  
Single fronted shop with glazed offset entrance door, retaining many original features including the bay window to the north elevation looking out to Melrose Abbey, rear door leading to Priorwood Gardens; communal kitchen; store room; communal rear hall with WC off.

Description	Sq M	Sq Ft
Net Internal Area	64	700
In terms of Zone A	52.50	565

## SERVICES

Mains electricity, drainage and water

## RATEABLE VALUE

The subjects are currently assessed to a Rateable Value of £12,300 effective from 01-April-2023.

Small Business Rates Relief Scheme (SBRR) currently provides up to 100% rates relief for units with a Rateable Value of £12,000 or less based on the combined total of all the occupiers business premises within Scotland (subject to application and eligibility). This relief is reviewed annually in accordance with the budget.

## EPC

Energy Performance Rating: G

## Lease Terms

Available by way of a new Internal Repairing only lease.

In the normal manner, the in-going tenant will be liable for any land and buildings transaction tax, registration dues and VAT thereon.



#### **VAT**

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

#### **Legal Costs**

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

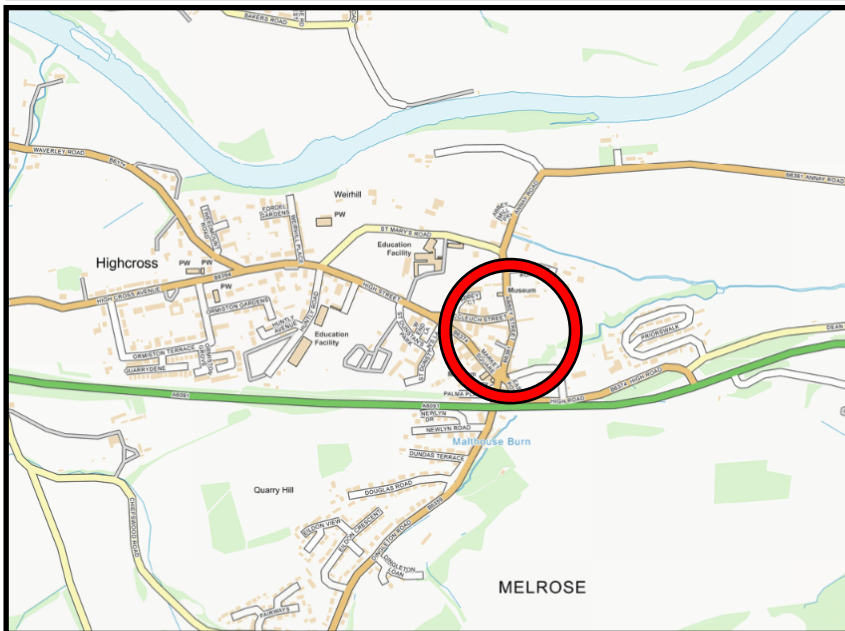
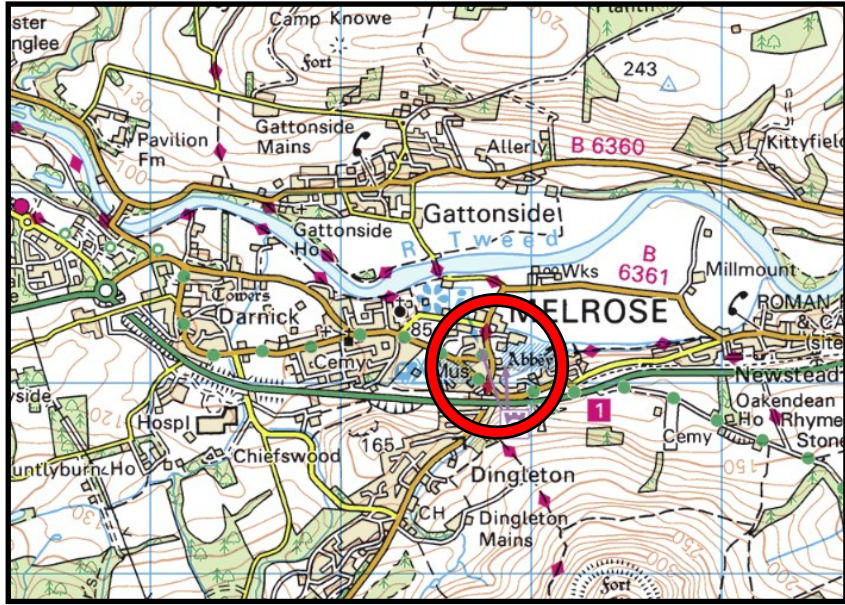
#### **VIEWING**

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

#### **IMPORTANT NOTICE**

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# Priorwood Gardens Shop

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