

Ground Floor Retail Premises

2 Melbourne Place, Newtown, St Boswells, TD6 0PA

A self-contained highly versatile retail unit within a central position

Guide Rent: £5,400 per annum

Edwin
Thompson





BRIEF RESUME

- Ground Floor Retail Unit
- Central Location
- Excellent Window Frontage
- Modern fit out
- NIA 34.45 sqm (371 sqft)

LOCATION

The subjects comprise a ground floor shop to the centre of Newtown St Boswells.

Newtown St Boswells is situated in a central location with good links to the national roads network, Edinburgh, Newcastle and the main towns within the central borders.

Newtown St Boswells is an important administrative, agriculture centre, home to the headquarters of Scottish Borders Council and John Swan Auction Mart, the areas main livestock auction mart. The village has been earmarked for significant expansion in the proposed Scottish Borders Local Development Plan and is located just 6 miles from the railway station at Tweedbank, the southern terminus of the borders rail link between the central borders and Edinburgh Waverley.

DESCRIPTION

A self-contained retail unit occupying the ground floor of a terraced two storey plus attic level building.

This is a single fronted unit with offset entrance door providing excellent window frontage to Melbourne Place. Internally, the unit has a modern fit-out as a café/ Food Takeaway.

AREAS

The subjects have been measured in accordance with the RICS Codes of Measuring Practice to a Net Internal Area of approximately 34.45 sq m(371 sq ft).

E & oe Measurements taken with a laser measure

ACCOMMODATION

The accommodation comprises:

Front shop with plasterboard lined walls with under stair cupboard off; rear hall with storage area off, rear store with external door to the rear, kitchen/ store and WC with low flush unit.

EPC

The Energy Performance Certificate held on the National Database provides a Rating of Band D46.





RATEABLE VALUE

The Rateable Value effective from 01-April-2023 is £2,250.

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 and electricity are understood to be connected.

LEASE TERMS

Available on a new Full Repairing and Insuring Lease.

VALUE ADDED TAX

Any prices are exclusive of VAT.

PLANNING USE CLASS

Following recent changes to the Town and Country Planning (Use Classes) Order Scotland 1997 (as amended) Class 1 (Retail) has been amalgamated with (Class 2) and redefined Class 1A (Shops, and Financial, Professional and Other Services). Accordingly as well as office use for Professional, Financial Services Banking Building Society, Estate Agents, Employment Agencies, Betting Offices, Solicitors, Accountants, Treatment Rooms etc, and general retail use.

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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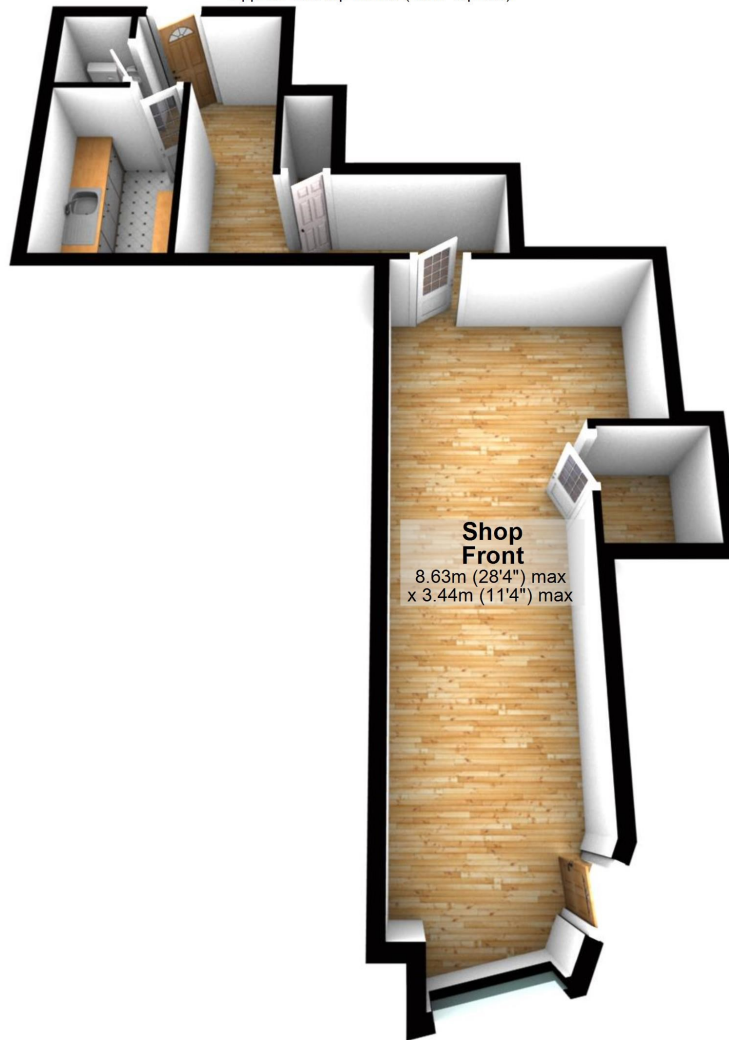
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5. These particulars were prepared in March 2023

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Ground Floor

Approx. 43.0 sq. metres (462.7 sq. feet)



Total area: approx. 43.0 sq. metres (462.7 sq. feet)

2 Melbourne Place

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Galashiels Office

T: 01896 751300
Edwinthompson.co.uk