



Shop & Townhouse

Offers Over £198,000

26 & 26b High Street, Eyemouth, TD14 5EU



A Prime Shop Premises In The Heart  
Of Eyemouth With Spacious Two  
Storey Townhouse Above With  
Fabulous Sea Views



Located in the heart of Eyemouth's trading area, this shop premises boasts a prime location with the beach, harbour and promenade all in the immediate vicinity. The spacious shop premises connects internally to a large two storey townhouse above which commands breath-taking uninterrupted views over the adjoining promenade to the rear with the sea extending beyond. Eyemouth is a bustling seaside town which benefits from excellent levels of tourism. With a holiday park in Eyemouth itself the town also benefits from increased levels of footfall particularly throughout the holiday season.

## LOCATION

Eyemouth is steeped in the traditions of the sea with the central harbour and beach proving a popular tourist attraction, while the local area is also admired by sub-aqua divers and walkers. Local facilities, all within easy walking distance include primary and modern secondary schools, health centre, 18-hole golf course, swimming pool and sports centre. Eyemouth is ideally situated for exploring the Berwickshire coastline including the nearby St Abb's Head Nature Reserve, while the surrounding countryside is renowned for its outstanding natural beauty with rolling hills and plentiful farmland. The A1 trunk road is within 2 miles of the town giving quick and easy access to Edinburgh and Newcastle, while the historic town of Berwick upon Tweed lies some nine miles to the south providing a wide range of supermarkets, larger shops, sporting and entertainment facilities.

## HIGHLIGHTS

- Spacious Shop Premises In Excellent Trading Position
- Close to the Beach, Promenade and Harbour
- Good Window Frontage
- Spacious Two Storey Townhouse Above with Sea Views

## ACCOMMODATION

The ground floor shop premises is one large open plan space with lots of room for trading, display areas and serving desk. A small WC lies to the rear and a connecting internal door (although not currently used) to the townhouse above. As well as a connecting internal door from the shop, there is external access from the promenade at the rear directly into the townhouse. This extends to the first floor which hosts a large traditional lounge to the front with dual aspect windows over the heart of Eyemouth whilst to the rear lies the kitchen which boasts a large picture window commanding a breath-taking sea view. Currently well-appointed with a good range of units and ample space for dining. The second floor of the building hosts two double bedrooms and a bathroom. Private parking for two vehicles lies to the rear of the building. It may be that the ground floor shop premises could lend itself to residential conversion, either into a ground floor apartment or incorporated into the townhouse above - all subject to permissions.

## SERVICES

Mains services. Gas central heating

## ENERGY EFFICIENCY

Shop - Rating B  
Townhouse - Rating E

## BUSINESS RATES/COUNCIL TAX

The ground floor shop premises has a current rateable value of £8900 although small business rates exemption may apply. The townhouse is Council Tax band B

## TENURE

Freehold

## VIEWING

To register your interest or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## MARKETING POLICY

Offers over £198,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.