

Hawick

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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6 Bridge Street, Kelso, TD5 7JD

£16,000 Per Annum (£1,333.34 Per Month)



Presenting a charming mid-terraced townhouse-style office building, ideally situated in the heart of the historic market town of Kelso in the Scottish Borders. This unique property offers 10 well-appointed offices, making it an excellent choice for businesses seeking a central and prestigious location.



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Location:

Kelso is one of the most attractive towns in the Scottish Borders, situated at the confluence of the Rivers Tweed and Teviot with its focal point being the Flemish style town square. Kelso lies approximately 42 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle Upon Tyne. The new Waverley rail link from Edinburgh to Tweedbank can be reached in around 30 minutes from Kelso.

Description:

This versatile office space combines the character of a traditional townhouse with the functionality required for modern business needs. Perfect for companies looking to establish a professional presence in a thriving community.

Our client is seeking to lease the entirety of the site to one company or individual. The tenant would then be afforded the convenience of sub-leasing areas of the accommodation should they so wish.

Accommodation:

Ground Floor: Entrance vestibule and stairwell

First Floor: Three single office spaces, one with adjoining kitchen and WC as well as one double office

Second Floor: Two single office spaces as well as two double offices

Third Floor: Three single offices with storage room and access to the roof terrace

Rateable Value:

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have been entered into the valuation roll at £13,800. The uniform business rate for the current year is £0.49 pence in the pound. Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

EPC:

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Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

Services:

Electric, mains water and drainage.

Entry Date & Lease Information:

This site will be available to lease as of 1st March 2025. The lease offered will be a Full Repair and Insuring (FRI) Tenancy and will be drafted once specific terms have been agreed between the landlord and prospective tenant.

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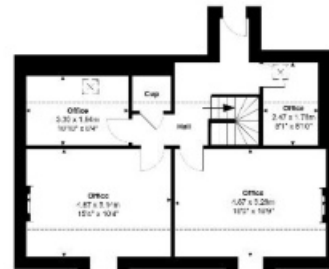
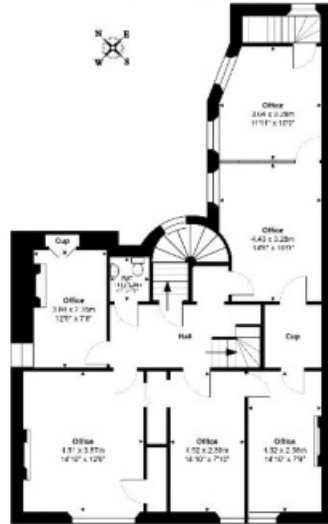
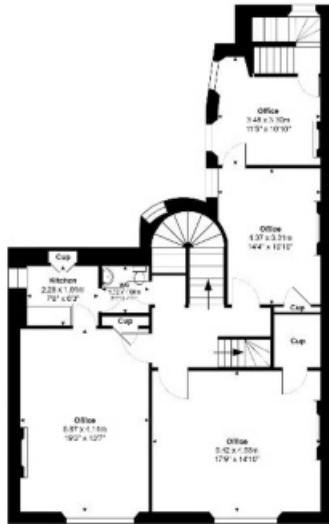
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Approximate Gross Internal Floor Area: 253.2 m² ... 2533 ft² (excluding areas of reduced head height)



While every attempt has been made to ensure the accuracy of the floor plan, it should be noted that the dimensions are approximate and should not be relied upon for any legal or financial purposes. The seller and agent make no warranty as to the accuracy of the floor plan and the buyer should verify the dimensions and area of the property before purchase. The seller and agent make no warranty as to the accuracy of the floor plan and the buyer should verify the dimensions and area of the property before purchase.

PROPHOTO

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Hawick, TD9 9BU
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.