

Hawick

Call 01450 372336



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

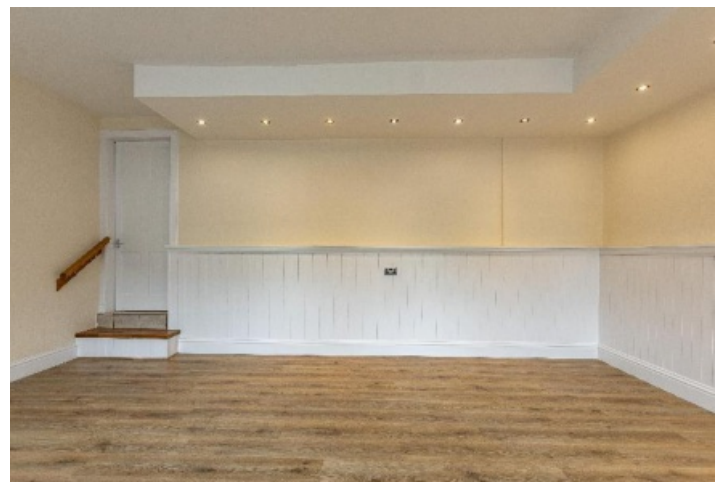
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Commercial Premises:

24 Market Square, Melrose, TD6 9PT

£12,500 per annum (£1,041.67 per month)



An excellent opportunity to lease a high-quality ground floor retail unit in the heart of one of the Scottish Borders - most sought-after town centres. Extending to approximately 49 sqm, this well-presented commercial premises enjoys a prominent position within Melrose's vibrant Market Square, attracting a strong flow of both local and tourist foot traffic.

Commercial Premises:

24 Market Square, Melrose, TD6 9PT

£12,500 per annum (£1,041.67 per month)

Description:

The property comprises a bright, double-window showroom to the front, two separate store rooms, a generously sized storage cupboard, and a WC.

Finished to a high standard and neutrally decorated throughout, the unit offers a versatile, move-in-ready space suitable for a variety of business types. Immediate entry is available, making it an ideal choice for those looking to establish or expand their presence in a bustling and picturesque location.

Viewings are highly recommended to fully appreciate the space, standard, and potential on offer.

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.

Situation

The Abbey town of Melrose enjoys easy access to many of the major employers within the region including the Borders General Hospital and the Scottish Borders Council HQ in Newtown St Boswells. The quality of life enjoyed in the Scottish Borders, coupled with its relative ease of access to Edinburgh city centre, is making it increasingly attractive to the commuter who seeks the more rural lifestyle. Sporting facilities in Melrose include tennis and golf, as well as the famous Greenyards rugby ground. Primary schooling is provided in Melrose with secondary in Earlston or Galashiels. The Borders Railway station at Tweedbank is a 5 minute drive away

Services

Mains electricity, water and drainage.

Viewings

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

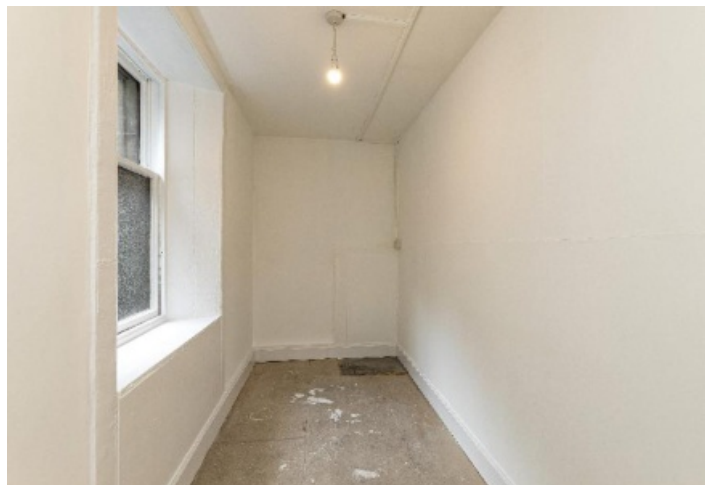
EPC

Pending

Rateable Value

According to the Scottish Assessor's website (the subjects have a Rateable Value of £8,700 effective 1st April 2023. The uniform business rate for the current year is £0.498 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.



24 Market Square Melrose TD6 9PG



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Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482

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.

Full members of:

