

**Hawick**

Call 01450 372336



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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# TO LET



**2-4 West Port,**  
Selkirk, TD7 4DG

**£7,784 per annum / £648.67 per month**



An excellent opportunity to lease a well-positioned ground floor commercial unit in the heart of Selkirk. Extending to approximately 85 square metres, the property offers flexible accommodation that would suit a wide range of business uses, including retail, office, or showroom purposes. Viewings are considered essential in order to fully appreciate the space and potential available within 2-4 West Port.





## 2-4 West Port, Selkirk, TD7 4DG

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The unit comprises a bright and welcoming showroom space to the front, benefiting from large display windows that offer excellent visibility and natural light. To the rear, there is a spacious storeroom, a fitted kitchen, WC facilities, and a number of built-in storage cupboards providing useful ancillary space throughout.

Presented in good overall condition, the premises are ready for immediate use, though could easily be upgraded to suit the needs of the incoming tenant with minimal fit-out works. Its prominent location within the town centre ensures a high level of footfall and strong local presence, making it an ideal base for a new or growing business.

### **Situation**

Selkirk lies within the prime catchment area of the central Borders a beautiful area renowned for its peaceful lifestyle, sense of history and stunning scenery. Selkirk provides a good range of hotels, bars and shops catering well for every day needs, with a wider range of retail outlets in both Hawick and Galashiels. The town also offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. The relative ease of access to Edinburgh is leading to this becoming an area of real attraction to the commuter who wishes to live outwith the hustle and bustle of city life. With good road links both north and south, Selkirk is very well placed for commuters.

### **Services**

Mains electricity, water and drainage.

### **Rateable Value**

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £6,100 effective 1st April 2023. The uniform business rate for the current year is 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.

### **Viewings**

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

### **EPC**

Pending



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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.

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