



15 Duke Street, Coldstream, TD12 4BW



Offers Around £85,000

- Warehouse / Garage Building
- Second Hand Goods Business
- Office Area - Approx. 12m sq.
- Potential for Conversion
- Business Opportunity
- Rear Yard Storage Area
- Warehouse Area - Approx. 73m sq.
- Mezzanine Store - Approx. 12 m sq.
- Conversion - Subject to Permissions
- Mains Electric & Water Only

 0

 0

 0

EPC 0

 N/A

Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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#### LOCATION:

Set in the heart of Coldstream, Duke Street runs parallel to the High Street. Coldstream is the first Border town in Scotland and the original home of the Earl of Home whose estate, The Hirsell, offers lovely countryside wildlife walks as well as a cafe, craft and art shops and an 18-hole golf course with bar and restaurant. The town sits on the River Tweed, renowned for its salmon fishing, just over the Scottish Border to the North of the Cheviot Hills, offering a wide range of amenities which include pubs, shops, cafes, Community Centre, doctors and dentist surgeries. Coldstream lies approx. 15 miles away from the East Coast railway station in Berwick-upon-Tweed and approx. 9 miles away from the Borders town of Kelso, both with a wider variety of amenities.



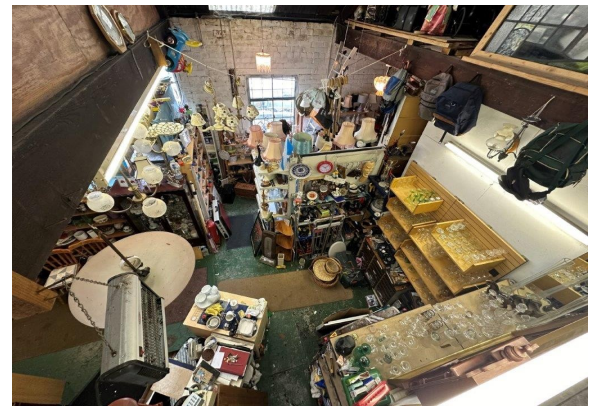
#### DESCRIPTION:

An ideal opportunity to purchase a large warehouse / storage building with a yard to the rear. The property is offered for sale to include the second hand goods business which the current owners run at the moment providing a real 'Aladdin's Cave' and recycling at its best. The owners bought the premises when semi-retired as a hobby business initially. The workshop is a simple block-built structure with impressive King Post trusses, purlins and a corrugated roof and could be put to a variety of uses or even has potential with a little vision to be converted into a dwelling with garden (subject to the relevant permissions).



#### EXTERNALLY:

To the rear of the property there is an enclosed yard which is mainly laid to gravel with displays to showcase garden stock.



#### SERVICES:

The subjects are assessed to a Rateable Value of £3,550.00 effective from 01-April-2024.

Mains Electric and Water. No Drainage or Heating.  
Exempt from requiring a Home Report or EPC.

#### IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.



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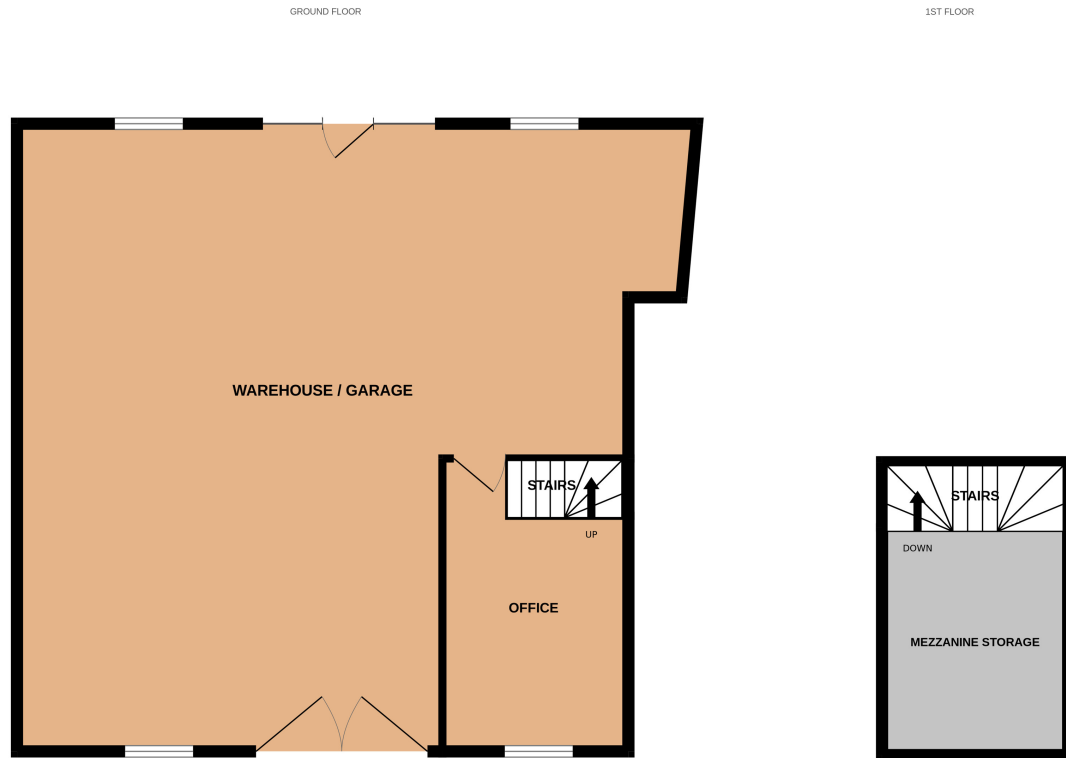


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FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ACCOMMODATION:

- WORKSHOP AREA - APPROX 73 METRES SQUARED
- MEZZANINE AREA - APPROX. 12 METRES SQUARED
- OFFICE AREA - APPROX. 12 METRES SQUARED

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