



Working Men's Institute, Duns, TD11 3BY



Guide Price £70,000

- Former Working Men's Institute
- Retail Shop (currently let)
- 2 WC Facilities
- Cellar Storage
- Category B Listed Building
- 6 Offices on Upper Floors
- Prime Trading Position
- Prominent Central Town Location

 0

 2

 7

EPC B

 N/A

Interested In
viewing this property?

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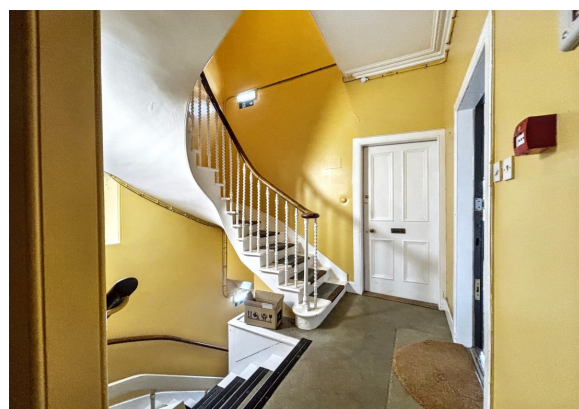
LOCATION:

The property enjoys a prominent location in the heart of Duns town centre, occupying a prime trading position. Duns, the County Town of Berwickshire, has a stable population of approximately 2,760 (2020 Mid-Year Estimate, National Records of Scotland), serving as a key service hub for a wide rural catchment area. Despite its modest size, the town offers a strong mix of amenities including primary and secondary schools, independent retailers, banking services, hospitality venues, a veterinary practice, police station, library, garages, and both council and housing association offices. Local attractions such as Duns Castle, several stately homes, the annual Common Riding, and the Jim Clark Museum enhance the area's appeal.



DESCRIPTION:

Step into a rare opportunity to own a distinguished piece of Scottish Borders heritage. Situated on the north side of Duns' bustling Market Square, this striking 19th-century building, the former Working Men's Institute which stands as a fine example of late Victorian civic architecture, brimming with character and potential. Built in 1877 as a reading room and social institute for the men of the town, the building is a beautiful blend of architectural flair and historical significance. Over the decades, it has been thoughtfully adapted for various community, charitable and commercial uses, including a BBC radio studio, charities, clubs, with the ground floor being a general hardware store, which is to be sold with current tenants in situ, providing immediate rental income for the new owner.



This impressive 3-storey Category B Listed building, constructed in sandstone ashlar, showcases richly detailed Victorian architecture. Notable features include an elegant Dutch gable pediment, fluted Elizabethan columns, ornate stone carvings, and a proud parapet inscription reading "WORKING MEN'S INSTITUTE A.D. 1877." The facade is further enhanced by original sash and case windows, basket-arched attic windows, gabled dormers, and decorative cast iron rainwater goods. Currently tenanted as a ground-floor hardware store, the shop has a separate access to the side leading to rear shop area, which was once the Brethren Meeting Room. The upper floors used for community purposes — presenting flexible opportunities for commercial use, development, or conversion (subject to consents).

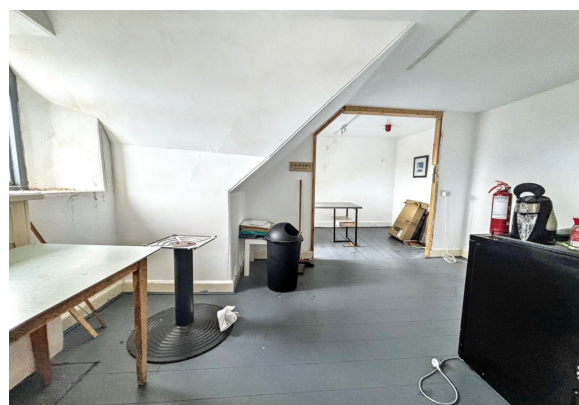


EXTERNALLY:

The shop and the upper accommodation are accessed direct from the wide pavement on the top area of the Market Square. The side door into the ground floor shop is on the pedestrian alleyway leading to the Co-op car park.

SERVICES:

Mains Electricity, Water & Drainage. Rateable values can be found on the Scottish Assessors website - <https://www.saa.gov.uk/>



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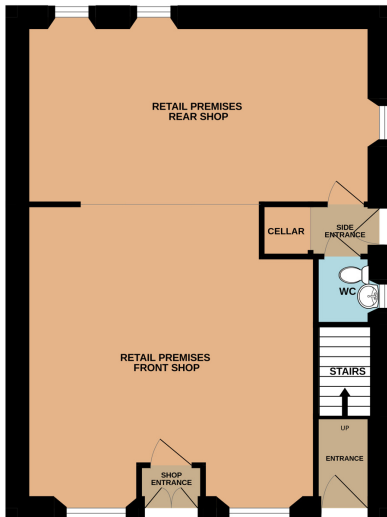
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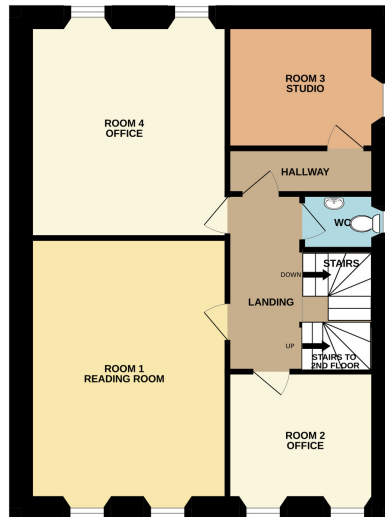
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FLOOR PLAN:

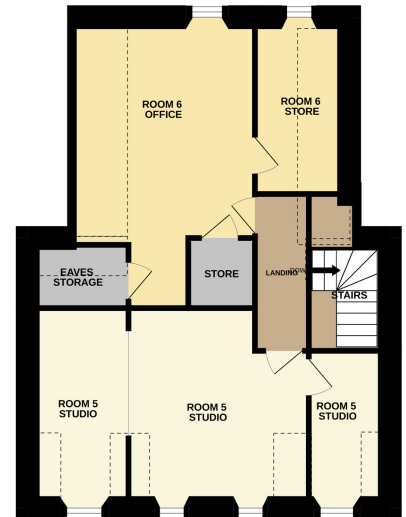
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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:

- FRONT SHOP AREA (6.39M X 6.57M) at widest
- SIDE ENTRANCE (1.64M X 1.04M)
- ENTRANCE UPPER FLOORS (1.94M X 1.36M)
- ROOM 2 - OFFICE (3.29M X 2.88M)
- ROOM 4 - OFFICE (5.48M X 4.33M)
- ROOM 3 - STUDIO (3.25M X 2.90M)
- SECOND FLOOR LANDING (4.07M X 0.93M)
- ROOM 5 - OPENING THROUGH (3.27M X 2.14M)
- ROOM 6 - OFFICE (6.92M X 3.80M) including 2 stores
- REAR SHOP AREA (7.61M X 3.93M)
- WC (1.43M X 1.31M)
- LANDING (3.86M X 1.57M)
- ROOM 1 - READING ROOM (5.51M X 4.71M)
- INNER HALLWAY (3.08M X 0.98M)
- WC (1.53M X 1.03M)
- ROOM 5 - STUDIO (4.21M X 3.71M) at widest
- ROOM 5 - STORE ROOM (3.27M X 1.70M)
- ROOM 6 - STORAGE ROOM (4.21M X 2.19M)

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IMPORTANT INFORMATION:

By mutual arrangement. 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.



Book your Free, no-obligation property appraisal & valuation.

Request a home visit for one of our team to thoroughly review your property and provide you with an accurate price. You can find more information on our website.