

Commercial To Let

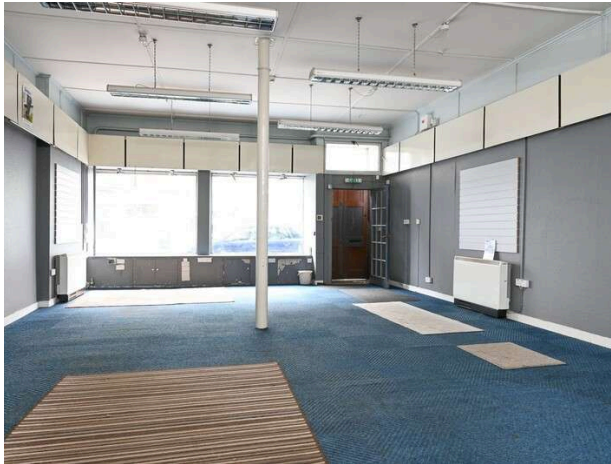


56 High Street

Selkirk, TD7 4DD



Positioned In The Heart Of The Town, This Double Frontage Shop Is Set On The High Street Providing A Great Footfall And Versatile Interior.



56 HIGH STREET

Set on the High Street among the main thoroughfare of the town's shops and transport links, this ground floor retail premises has traded for many years as a homeware shop; with its generous double window frontage and with excellent storage and office space set within the back shop.

With the front shop extending to approx. 54sq m there are two W/C and a substantial storage or stock room. The rear shop or office space extends to approx 26sq m with a separate w/c and reception area, and is accessed via the passage connecting to the high street. This versatile space would lend itself well to a variety of uses and is a blank canvas internally with a neutral décor and fitted carpeting throughout.

LOCATION

The premises is ideally placed within Selkirk for all town centre amenities; with a good selection of small local shops providing for everyday requirements, and schools from nursery to secondary level all easily accessible.

The premises also benefits from easy access to Edinburgh via the A7 and is within easy reach of the new Borders rail connections with the opening of the Waverley Line and new stations at Galashiels and Tweedbank.

The area has good road and bus connections to all central Borders towns and is surrounded by beautiful countryside with rolling hills and scenic valleys all close to hand.

HIGHLIGHTS

- Excellent trading position
- Good levels of footfall
- Double window display frontage
- Spacious trading area comprising two shops

- Versatile space

PREMISES

The main trading space is divided into two sections with the main area boasting a double window frontage onto the High Street, approx. 54sq m and a second shop area to the rear 26 sq m. The premises hosts a storage and kitchenette area, and a staff w/c.

SERVICES

Mains electric, water and drainage. Electric heating. Energy Efficiency TBC.

All fittings and fixtures as viewed are included. Permissions regarding the internal fit of the property will be the responsibility of the tenant and approved by the Landlord.

BUSINESS RATES

The current rateable value of the premises is within small business rates exemption – subject to status. All enquiries to Scottish Borders Council.

Class I trading rights.

VIEWING

TO REGISTER YOUR INTEREST OR REQUEST FURTHER INFORMATION, CALL 01750 724 160 - LINES OPEN 7 DAYS A WEEK INCLUDING EVENINGS, WEEKENDS AND PUBLIC HOLIDAYS.

LEASE

ALL ENQUIRIES SHOULD BE MADE TO HASTINGS PROPERTY SHOP. VIEWINGS STRICTLY BY APPOINTMENT ONLY. AVAILABLE AS FULLY REPAIR AND INSURING LEASE. RENT £750 PER MONTH. DEPOSIT AND TERMS OF THE LEASE WILL BE