

Hawick
Call 01450 372336

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

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To Let - Commercial Premises
16 High Street, Selkirk, TD7 4DD

Description

Positioned in the heart of Selkirk's bustling High Street, this wellproportioned commercial unit offers an excellent opportunity for a new or expanding business looking to establish a presence in the town. With a prominent shop front window and a flexible internal layout, the premises provide a blank canvas ready to be tailored to a variety of uses.

The accommodation, outlined in red, comprises a bright front showroom, a rear storage room, a kitchenette and a WC. The layout lends itself particularly well to retail or office use, while also offering strong potential for a beautician, therapist or similar servicebased business. Tenant fitout works will be permitted, allowing incoming occupiers to customise the space to suit their operational needs.

The property is understood to fall under Class 1a, subject to confirmation, making it suitable for a broad range of commercial activities. Centrally located and easily accessible, 16 High Street presents an attractive and adaptable space for tenants seeking a fresh start in Selkirk's town centre.

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 (www.saa.gov.uk) the subjects have been entered into the valuation roll at £****.

The uniform business rate for the current year is £0.49 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.

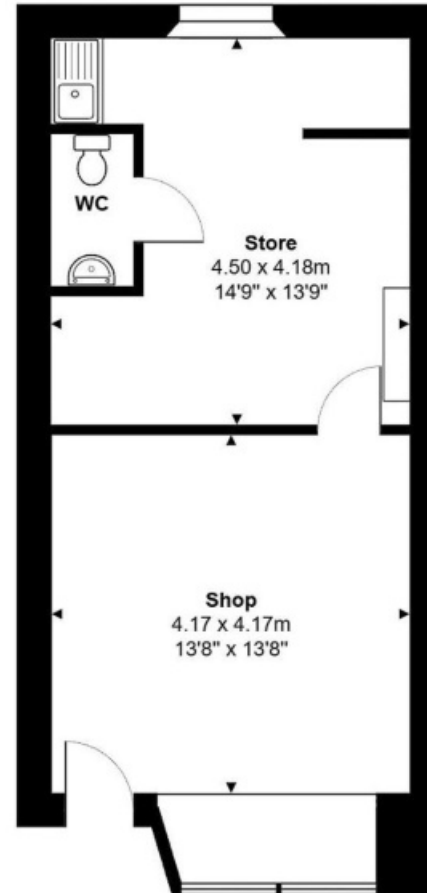
Entry Date & Lease Information

The rental is set at £650.00 per calendar month (£6,760 per annum), with flexible lease terms available. Entry is available immediately, and viewings are strongly encouraged to fully appreciate the potential of the space.

The lease offered will be on a Full Repairing and Insuring (FRI) basis, with the formal lease documentation to be drafted once specific terms have been agreed between the landlord and the prospective tenant.

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Approximate Gross Internal Floor Area: 39.2 m² ... 422 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Full members of:



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.