

Hawick
Call 01450 372336

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



To Let - Commercial Premises
11 Bridge Street, Kelso, TD5 7HT

Description

11 Bridge Street is a versatile commercial unit located just off Kelso's town centre, offering approximately 79 sqm of flexible workspace arranged across three levels. Set back from the street and accessed via a private side alley, the property provides a discreet and peaceful working environment ideal for businesses seeking confidentiality or a calm, studio-style setting.

The ground floor hosts a small reception area and office, creating a welcoming entrance point for clients or staff. The first floor opens into a generous office or studio space, previously utilised as a yoga studio and well suited to similar uses such as wellness, therapy, creative work or openplan office accommodation. The attic floor offers additional space; however, due to its dilapidated condition, a floor plan could not be obtained. This level presents an opportunity for refurbishment or storage, depending on a tenant's needs.

Tenant fit-out works are welcomed, allowing incoming occupiers to tailor the space to their operational requirements and bring the unit to their desired standard. With its tucked-away position, adaptable layout and scope for improvement, 11 Bridge Street offers an appealing opportunity for those seeking a private, characterful commercial base within Kelso.

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 £1,450.

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

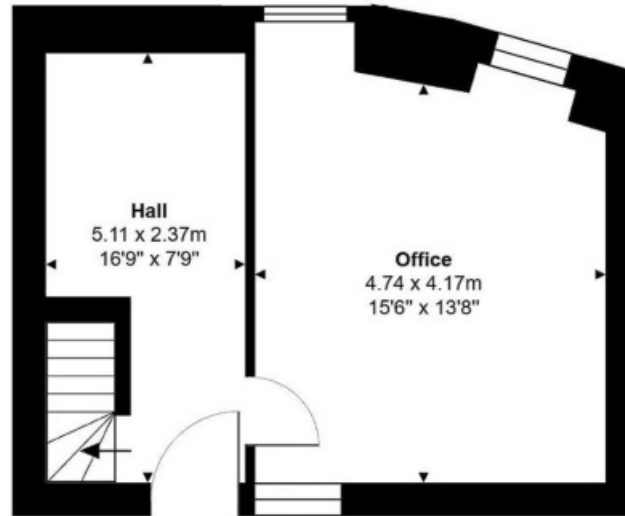
The rental is set at £350.00+VAT per calendar month (£4,200 per annum), with flexible lease terms available. Entry is available immediately, and viewings are strongly encouraged to fully appreciate the potential of the space.

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.



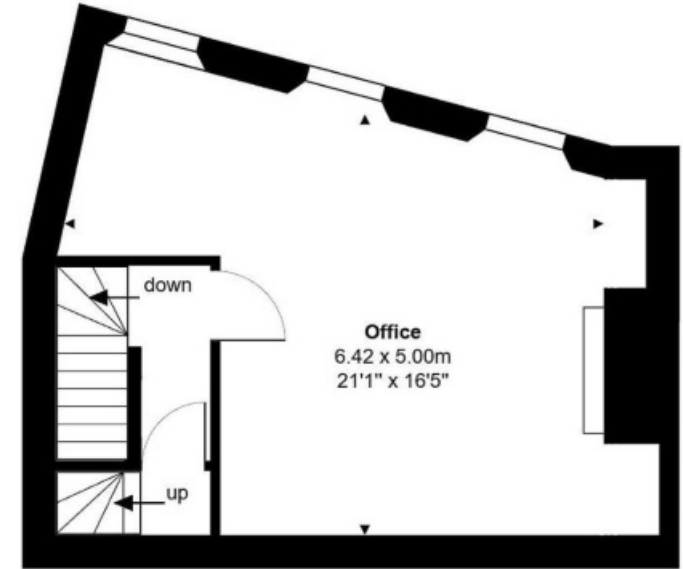
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Approximate Gross Internal Floor Area: 66.3 m² ... 713 ft²



Ground Floor

Approximate Area: 32.7 m² ... 352 ft²



1st Floor

Approximate Area: 33.6 m² ... 361 ft²

It is 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, or omissions 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 is 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.