

LEGAL
HASTIN&S



Commercial Premises 18 Roxburgh Street
Kelso, TD5 7DH



0 bed



0 public



0 bath



Retail Premise Available with great window frontage, staff facilities and storage. Positioned just off Kelso's iconic cobbled town centre square with passing footfall, charming cobbled streets and a range of well supported independent retailers. Excellent scope for a range of uses and a open plan and spacious layout.



Super retail premises positioned just off Kelso's iconic cobbled town centre square with passing footfall, charming cobbled streets and a range of well supported independent retailers. Excellent scope for a range of uses and a open plan and spacious layout.

PROPERTY DESCRIPTION

This welcoming and bright retail unit is set in a central position within Kelso's vibrant high street; within a charming cobbled street enjoying excellent footfall, plenty of free parking and a range of well supported independent retailers. The premises benefits from 2 large shop display windows, good internal square footage and a w/c facility and kitchenette. Offering a versatile space in one of the Scottish Borders most desirable towns, the premises would lend itself to a range of business uses. There is good storage to the rear area of the shop. Altogether an excellent retail premises.

LOCATION

Kelso is a vibrant and historic Borders town proudly positioned at the confluence of the Rivers Tweed and Teviot. Long regarded as one of the most attractive and unspoiled towns in the region, Kelso has become an increasingly popular choice for homebuyers, offering a blend of heritage, lifestyle, and modern convenience.

- **Amenities:** The town centres around its distinctive Flemish-style cobbled square, home to artisan shops, independent retailers, cafés, and services. Kelso benefits from excellent leisure and beauty facilities, supermarkets, and a broad range of mainstream amenities. The town's rich history is reflected in landmarks such as Floors Castle and the remains of its notable Augustan Abbey, contributing to a thriving visitor and holiday trade.
- **Schooling:** Kelso is exceptionally well served for education, with a modern primary school and a state-of-the-art secondary school offering high-quality facilities for local families.
- **Population:** As one of the Borders' most sought-after towns, Kelso has a welcoming and active community of around 7000, supported by a wide variety of clubs, events, and cultural and sporting activities.
- **Transport Connections:** The town enjoys excellent road links to neighbouring Border towns and is commutable to Edinburgh. Rail connections are easily accessed via Berwick-upon-Tweed on the East Coast Main Line. The surrounding countryside

provides endless walking routes, trails, and outdoor pursuits, including fishing on the River Tweed, making Kelso a clear favourite for those seeking both lifestyle and connectivity.

HIGHLIGHTS

- Large window frontage
- Parking meters away from the property
- Versatile space suiting a range of business models
- Central location in town centre
- Kitchen / Staff area
- Suitable for Business Use

RETAIL/OFFICE SPACE

The main retail area is an open plan, spacious and bright room with two main display windows to the front street which also benefits from a raised platform area to help with retail / advertisement display. There is also wall mounted double sockets throughout the main space.

BACK OFFICE/STORAGE

Positioned the back of the retail space, provides access to the Kitchen Area, the W.C. and separate storage space to the rear which could double up as a private office away from the main retail area.

SERVICES

Mains Electricity, Water and Drainage. There is also a telephone line and Wi-Fi ready via your chosen provider.

ADDITIONAL INFORMATION

Small business rates exemption may apply subject to status. All enquiries to Scottish Borders Council.

VIEWINGS & PRICE

Offers over £69,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Email - Enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.