



90 & 94 High Street, Coldstream, TD12 4AG



Guide Price £110,000

- Former Garage Premises
- Large Garage / Workshop
- Access from Bluebell Lane / Steps
- Potential Uses (subject to permissions)
- Offices / Shop Frontage
- Further Storage Rooms
- Parking & Vehicle Access
- Prominent Street Location

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EPC C

 N/A

Interested In
viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk



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LOCATION:

The property is centrally positioned on High Street within the popular Borders town of Coldstream, enjoying a prominent and easily accessible trading location. Bluebell Lane / Steps is a pedestrian walk that runs between the property and Henderson Park and leads directly down to Nuns Walk and onto the picturesque Tweed Green and the banks of the River Tweed, offering a scenic setting just moments from the town centre. Coldstream itself is well placed for access to surrounding Borders towns and into Northumberland, making it a convenient base for both local trade and visitors alike.

DESCRIPTION:

An exceptional and rarely available opportunity to acquire a substantial and highly versatile commercial property in the heart of Coldstream. Occupying a prominent High Street position, the property was formerly known as Tweedbridge (Proudlocks) Garage and offers a traditional shop frontage opening directly onto the main street, providing excellent visibility and strong passing footfall, ideal for retail, showroom or customer-facing business use. A separate side vehicular access leads into the extensive former garage workshop area. This impressive space retains its original inspection pits and benefits from generous proportions, making it well suited to continued automotive use, secure parking, workshop facilities, storage or alternative commercial applications (subject to the appropriate consents). The scale and flexibility of the garage area present significant potential for a range of business or redevelopment opportunities. Connecting the High Street frontage and the garage section is the property formerly known as the Bluebell Inn, situated on Bluebell Lane / Steps. This element of the building adds character and historical interest while providing additional internal accommodation with scope for various uses. Overall, the property offers a rare combination of retail frontage, substantial workshop space, secondary access and adaptable internal layout within a central and well-established Borders town. Early viewing is highly recommended to appreciate the size, layout and potential of this locally nostalgic premises.

EXTERNALLY:

There is a vehicular and pedestrian access leading to the garage / workshop with a courtyard for parking. There is an entrance to the building from the courtyard, the High Street and additionally from the Bluebell Lane / Steps.

SERVICES:

Mains Electric, Water & Drainage.

The subjects are assessed to a Rateable Value of £8,600 effective from 01-April-2026.



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FLOOR PLAN:



ACCOMMODATION:

- ENTRANCE (3.60M X 2.61M) at widest
- OFFICE AREA (4.13M X 3.13M)
- STORE ROOM 2 (4.71M X 3.74M) at widest
- GARAGE / WORKSHOP (15.67M X 8.33M)
- LINKING HALLWAY (4.76M X 1.20M)
- ENTRANCE FROM LANE (1.92M X 1.62M) at widest
- STORE ROOM (3.49M X 3.12M)
- WINDOW DISPLAY AREA (3.19M X 1.77M)
- HALL & WC (3.85M X 2.58M)
- FORMER BLUEBELL INN (10.14M X 4.75M)
- OFFICE / STORE (5.57M X 4.88M) at widest
- CUPBOARD (1.78M X 1.39M)

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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.