

Hawick
Call 01450 372336

£13,000 per annum (£1,083.34 per month)

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**To Let - 35 The Square
Kelso, TD5 7HL**



Located in one of the Scottish Borders' most picturesque towns, 35 The Square offers a fantastic ground-floor commercial space extending to approximately 50sqm. Currently operating as a popular café serving a variety of savoury and sweet treats, the property benefits from a Class 3 use, allowing for hot food sales—making it an excellent opportunity for a similar business or a range of other commercial uses.

The space is presented in excellent condition and features a showroom/display area with a prominent double-window frontage, offering great visibility and foot traffic. To the rear, there is a stock room/kitchen area along with a WC. The property can be easily adapted for retail or office use, catering to a variety of business types.

Situated in a vibrant market town known for its locally owned businesses, the property benefits from a central location with on-street parking for added convenience.

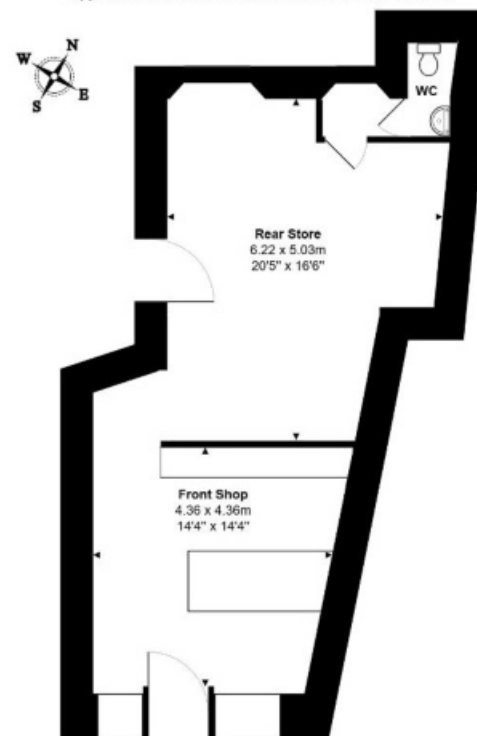
A prime opportunity for a new occupier looking to establish themselves in this thriving community.

Lease Information

The lease offered will be a Full Repair and Insuring (FRI) Tenancy and will be drafted once specific terms have been agreed between the landlord and prospective tenant.

35 The Square Kelso TD5 7HL

Approximate Gross Internal Floor Area: 50.2 m² ... 540 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.

PROPHOTO
COMPANY

Situation

Kelso, a picturesque town at the confluence of the Rivers Tweed and Teviot, is home to the Flemish-style Town Square. It offers excellent amenities, including National Hunt Racing, golf, rugby, and more. Located 43 miles south of Edinburgh and 25 miles west of Berwick-upon-Tweed, Kelso is just 30 minutes from the Tweedbank rail link to Edinburgh.

Services

Electric, mains water and drainage.

EPC

D (51)

Viewing

Strictly by appointment with the Letting Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have been entered into the valuation roll at £11,300. 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.

Interested in this property?

Hawick

Call 01450 372336

31/35 High Street,
Hawick, TD9 9BU
Phone: 01450 372336
Fax: 01450 377463
Email: hawick@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

| | |
|-------------|-----------------------|
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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.