



Unit 5, The Hirsell, Coldstream - TD12 4LR  
£400 pcm

**PATON & CO**  
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## Unit 5, The Hirsell

### Coldstream

Versatile commercial unit in The Hirsell estate. Attractive rural courtyard, good natural light, ample parking, and steady visitor flow year-round.

- Sought-after setting within The Hirsell estate
- Versatile commercial space suitable for a range of business uses
- Attractive stone-built building
- Steady visitor footfall
- On-site parking and easy access

### Accommodation Comprises

Ground Floor – Open Plan Unit

Grounds – Cafe / restaurant. Parking, Facilities for Children, Wheelchair Accessible, Parkland / open spaces, Pet friendly, Picnic area, Shopping



## Property Description

Unit 5 is a rectangular, stone-built commercial unit offering a practical open-plan layout suited to a range of business uses. The property is fully insulated and finished with new windows and modern floor coverings, creating a comfortable and well-presented working environment with excellent natural light.

Set within a traditional stone courtyard, Unit 5 provides an attractive and professional setting for customers and clients. The well-proportioned interior can be easily adapted to suit individual requirements, while straightforward access and ample on-site parking, charges apply, ensure convenience for both occupiers and visitors.

Located within the highly regarded setting of The Hirsell, Unit 5 benefits from a steady flow of visitors drawn to the estate's parkland walks, events, and independent businesses. Its position near Coldstream and surrounding areas further enhances accessibility.

This is an excellent opportunity to establish a business in one of the Borders' most distinctive and recognisable estate environments, combining character, flexibility, and strong visitor appeal.





## General Remarks

What3words: ///duplicate.pills.voters

### Energy Efficiency Rating

EPC Rated D: 57

### Floor Area

374 sq.Ft, 35 m2

### Services

Mains electric and electric wall mounted heating.

### Council Tax & Insurances

Current rateable value £1,800 per annum, however, likely to be eligible for 100% relief through the small business rates relief scheme.

Utilities and contents insurance to be arranged by incoming tenant.

### Agent Notes

All enquiries should be made to Paton & Co Group LLP. Viewings strictly by appointment and available on request from the agents on 01289542400 or [lettings@patonandco.com](mailto:lettings@patonandco.com)

Each party will be responsible for their own legal costs incurred in connection with any transaction.

Lease and terms to be agreed by both parties once offer is agreed in writing







## Area Insights

Located on the banks of the River Tweed, Coldstream offers a practical and appealing setting for businesses looking to operate from a well-connected rural location. The Hirsell Estate combines a distinctive working environment with straightforward access to major routes across the Borders, Edinburgh, and the North of England.

Despite its peaceful character, Coldstream is not remote. The A697 provides direct road links to Edinburgh and Newcastle upon Tyne, while Berwick-upon-Tweed is only a short drive away and offers a mainline rail station with regular services throughout the UK, including London in around three and a half hours.

Coldstream itself provides the day-to-day amenities that support working life. Within the town there are local shops, food retailers, a medical centre, cafés and takeaways, all within easy reach. The town also has a strong sense of community and a safe, well-kept environment, which contributes to staff wellbeing and makes the area attractive for those who choose to live locally.

A short distance away, the town of Kelso offers a wider range of supermarkets, shops, restaurants, and leisure facilities, as well as local landmarks such as Kelso Abbey and Floors Castle. The wider area includes coastal locations such as St Abbs and Coldingham, historic houses including Paxton House, and the open landscapes of Northumberland National Park and the Cheviot Hills. These places add to the appeal of the area for staff and for hosting visitors.

For businesses seeking a base that is accessible, well-served, and set within an attractive and practical environment, The Hirsell in Coldstream offers a location that supports both day-to-day operations and the wider experience of staff and visitors.





## Useful Links

The Hirsell -

<https://thehirsellcraftscentrecom.wordpress.com/>

Hirsell Golf Club - <https://www.hirsellgc.co.uk>

Coldstream Butcher -

<https://www.gjsandersonbutchers.co.uk>

Coldstream Medical Centre -

<https://www.coldstreamhc.co.uk>

Coldstream Bakers -

<http://www.trottersfamilybakers.co.uk/index.php?page=coldstream-shop>

Coldstream Primary School -

[https://www.scotborders.gov.uk/directory\\_record/20101/coldstream](https://www.scotborders.gov.uk/directory_record/20101/coldstream)

Kelso Swimming Pool -

<https://www.liveborders.org.uk/health/swimming/swimming-pools/kelso-swimming-pool>

Kelso Fitness Centre - <http://www.abbeyfitness.co.uk>

Kelso High School - <https://www.kelsohighschool.org.uk>

Longridge Towers - <https://lts.org.uk>

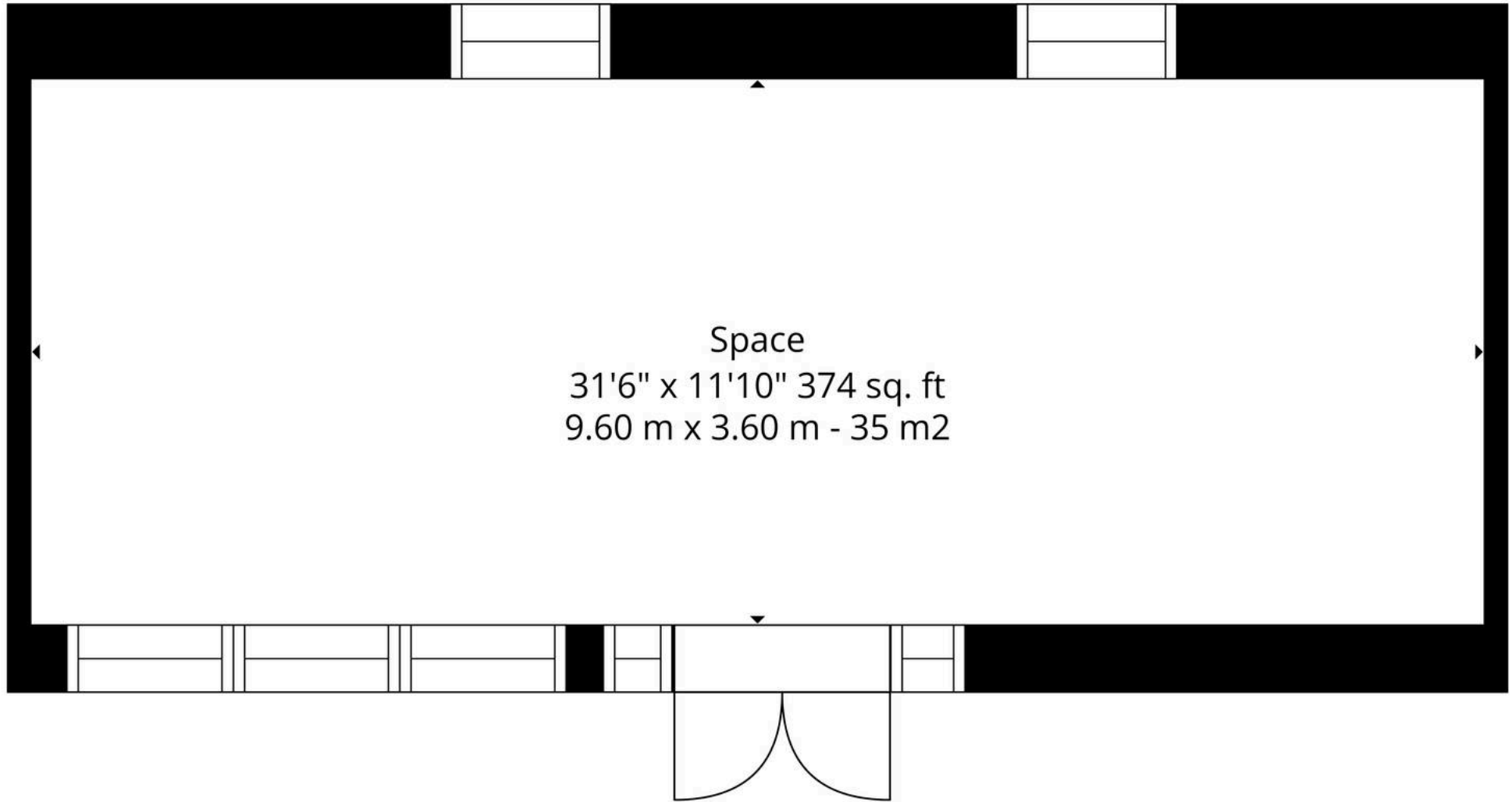
Kelso Rugby Club - <https://www.kelsorfc.co.uk>

Kelso Races - <https://www.kelso-races.co.uk>

Schloss Hotel and Golf - <https://schlosshotel-roxburghe.com/en/home>

Kelso Golf Course - <http://www.kelso Golfclub.co.uk>

Paxton House - <https://paxtonhouse.co.uk/>



Space  
31'6" x 11'10" 374 sq. ft  
9.60 m x 3.60 m - 35 m2

**Total: 374 sq. Ft, 35 m2**  
Ground Floor: 374 sq. Ft, 35 m2  
Excluded Areas: Walls: 112 sq. Ft, 10 m2





## Paton & Co

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