To Let - Commercial







30 Woodmarket

Kelso, TD5 7AX

Ideally Positioned For Town And Set Just Off The Cobbles With Excellent Footfall, This Bright Retail Premises Suits A Range Of Uses. Occupying An Excellent Position Within The Heart Of The Town, This Well-presented And Naturally Bright Commercial Premises Offers An Excellent Opportunity For A Variety Of Business Uses, Subject To Any Necessary Consents.

To Let - Commercial

HASTINGS LEGAL

01573 225999 • lines open until 10pm
www.hastingslegal.co.uk





30 WOODMARKET

The property benefits from a prominent window frontage, good passing footfall and convenient off-street parking close by, making it particularly well suited to a range of office, retail or professional uses. Woodmarket is a well-established and particularly attractive street within the town centre, providing a popular and accessible setting for local businesses. The premises have previously been successfully operated as an office and are already fitted out to provide a practical working environment. The main accommodation is bright and well proportioned, offering ample space for freestanding desks, furnishings and storage. The current layout has comfortably accommodated three desks together with a storage cabinet, demonstrating the flexibility of the space for a small business or professional practice. To the rear is a useful kitchenette and additional storage area, together with a WC. A basement provides further valuable storage space and adds to the overall practicality of the premises. With its central location, attractive frontage, good natural light and versatile internal accommodation, this is an appealing opportunity for businesses seeking a well-positioned commercial premises within the town centre.

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.

HIGHLIGHTS

• Prime town centre location • Excellent levels of footfall • Good window frontage • Successful history office • Potential for change of use for other business ventures

ENERGY EFFICIENCY

Pending.

SERVICES

Mains water, electricity and drainage

RATES

Current rateable value £5400 per annum but may be eligible for 100% relief through the small business rates relief scheme.

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

RENT

£550 per month. Deposit and references will be required. Terms of the lease will be subject to discussion.

Value Added Tax

Unless otherwise stated the prices quoted are exclusive of VAT.

Any intending tenants must satisfy themselves independently as to the instances of VAT in respect of any transaction.

Viewing

To register your interest or request further information, call 01573 225999 - lines open 5 days a week including evenings, weekends and public holidays.