

TO LET

36-40 HORSEMARKET, KELSO, ROXBURGHSHIRE TD5 7HD

Edwin
Thompson



PROFESSIONAL, FINANCIAL & OTHER SERVICES OR RETAIL USE



Retail, Financial, Professional & Other Service Use

36-40 Horsemarket, Kelso, Roxburghshire. TD5 7HD

Deceptively large modern town centre premises

Established use Class 2 (Financial, professional and other services)

Permitted Change of use to Class 1 (Retail)

Highly flexible accommodation - may also suit Café/ Restaurant Purposes

Gross Internal Area 141.98 sq m (1,528 sq ft)

Fully DDA compliant

Rental Offers Over £20,000 are invited

Ref. H370

Description

A modern ground floor unit formed in 2009. It occupies a prime corner location with large display frontage to Horsemarket. There is an offset double entrance door to the east of the front elevation and an assisted access door to the west of the rear extension which also provides scope for use as a service access.

The shop is a regular shape with internal dimensions of approximately 7.70 m wide x 17.05 m deep. The unit has a modern fit-out with high specification of finish but offers highly versatile space suite to a wide range of uses.

Established use is Class 2 (financial, professional and other services). This use class also permits change of use to Class 1, general retail use. The accommodation could be readily re-configured to suit a variety of alternative uses. The rear store room would appear to offer scope to be fitted out as a commercial Kitchen if desired.

The specification includes:

- Fully DDA compliant wide doors and circulation space and accessible wc
- Modern unit with high specification of fit-out
- Suspended Ceilings with recessed lighting
- Ceiling mounted air conditioning
- Panelled finish
- Remote controlled security shutters
- Prominent window frontage to Horsemarket
- Integrated fire alarm system. Intruder alarm.

General Information

36-40 Horsemarket occupies an excellent town centre trading pitch with a good level of footfall and passing trade.

Kelso is a traditional market town with a relatively affluent catchment area and a strong business sector.

The town has a population of approximately 6,910 according to the 2016 mid-year estimate, an increase of close to 12% over that recorded at the 2001 Population Census. Whilst a relatively small town, it acts as a regional centre a wide rural hinterland.

Kelso is conveniently located within the central Borders approximately eighteen miles east of Galashiels, forty-four miles south of Edinburgh. The settlement benefits from an historic setting and attracts a high level of seasonal tourist trade.

Accommodation

The floor plan is included on the back page.

The accommodation comprises:

Front shop with counter area to the rear
West Lobby with Assisted access
Staff area providing kitchen, store and staff WC
Ladies/ Accessible WC
Gents WCs
Store room.

Areas

The units have been measured from plan to provide the following approximate area:

Description	Sq m	Sq Ft
Gross Internal Area	141.98	1,528
Net Internal Area	130.62	1,406
In terms of Zone A	99.96	1,076

Planning

The premises provide highly flexible accommodation. Established use is Class 2 (Financial Professional and other Services). The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 permits change of use from Class 2 to Class 1 (Retail). The following extract of The Town and Country Planning (Use Classes) (Scotland) Order 1997 summarises some of the potential uses and planning requirements:

Use Class	Schedule of Uses	Permitted Change
Class 1 Retail	Retail sale of goods other than hot food; hairdresser, undertaker, travel and ticket agency, post office. Dry cleaner, launderette, cold food consumption on premises. Display of goods for sale, hiring out of domestic goods or articles, reception of goods to be washed	No Permitted Change
Class 2 Financial, Professional and other Services	Financial, professional or any other service expected in shopping areas, including use as a betting office, lawyers, accountants, estate agents, health centre, dentist surgery, treatment rooms, therapy suites, doctors and vets (where the principal visitors are members of the public)	Permitted change to Class 1

Services

Mains electricity, water and drainage.
Ceiling mounted air conditioning.

Rateable Value

£28,200 effective from 01-Apr-2017.

Rates Poundage 2020/21: £0.498

Energy Performance Certificate:

Energy Performance Rating Band F90

Lease

New FRI lease. Other Terms by negotiation. Entry on conclusion of legal missives

Legal Costs

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

Value Added Tax

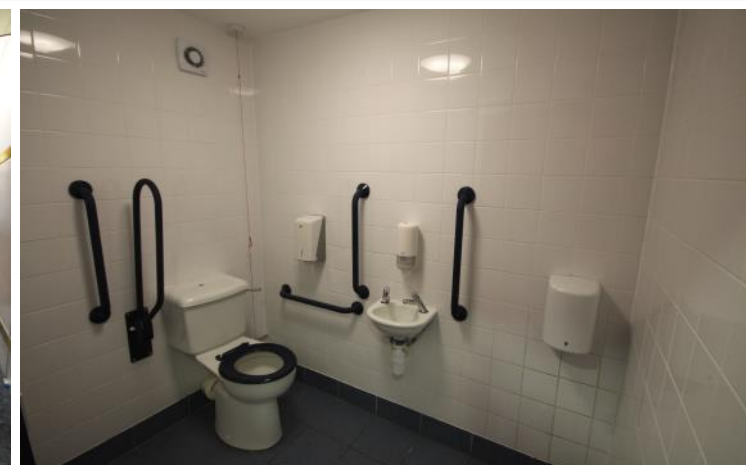
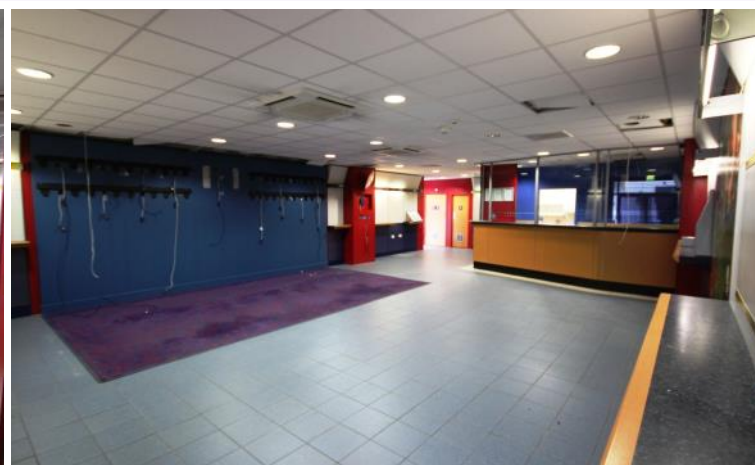
Any prices are exclusive of VAT. The property is understood to be elected to VAT. However, any intending purchasers must satisfy themselves independently as to the instances of VAT in respect of any transaction

Viewings

Strictly by appointment with the sole agents:

Edwin Thompson LLP, Chartered Surveyors
76 Overhaugh Street
Galashiels
Selkirkshire
TD1 1DP

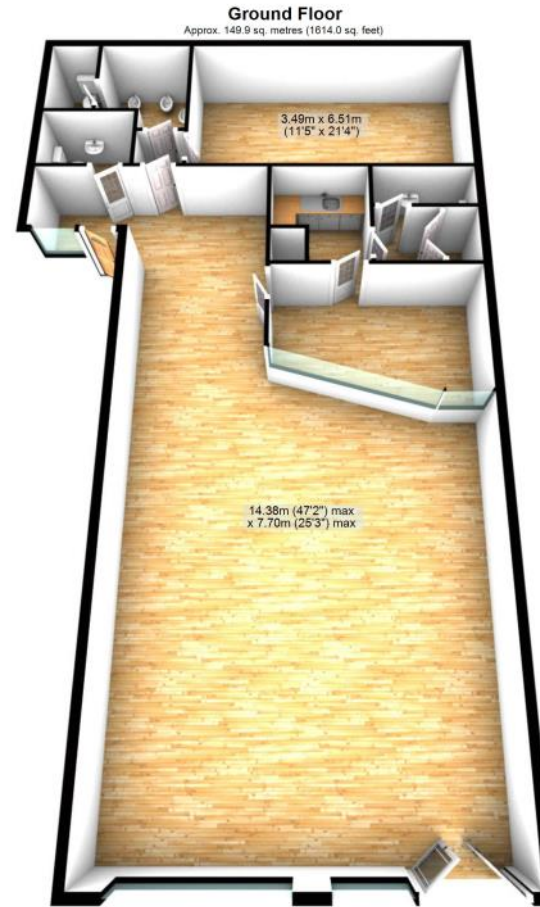
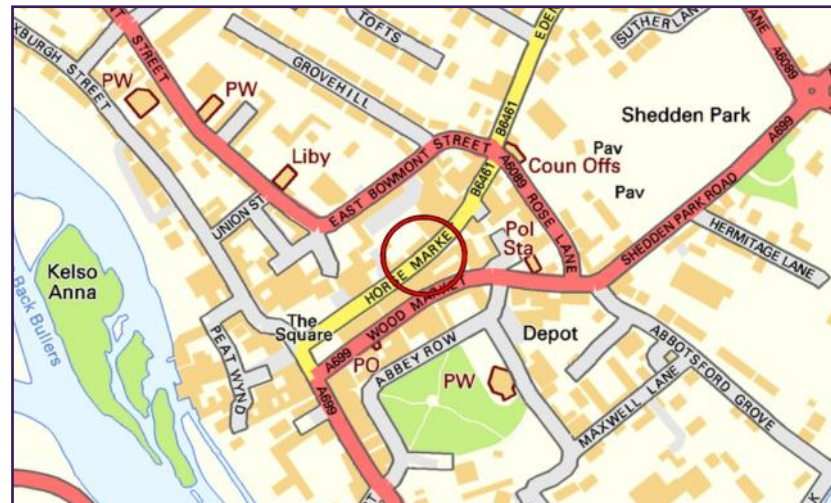
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Total area: approx. 149.9 sq. metres (1614.0 sq. feet)

Berwick upon Tweed
Carlisle
Galashiels
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

Regulated by RICS



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