

Commercial

HASTIN^{LEGAL}&S



Office Premises, 15 Murray Street

Duns, TD11 3DF



Excellent Location Ground Floor Office Premises In Town
Centre Position And Presented In Very Good Order
Throughout



Situated on Murray Street which is a busy street leading off the Market Square, this is an extremely smart and well presented office premises. With the option of a large reception area, two private offices plus staff facilities and a store room, this is a fabulous opportunity for those seeking office premises in the centre of town which benefit from easy public access and good passing footfall. Equally, the property may lend itself to other commercial / retail uses depending on preference subject to any necessary change of use consents

LOCATION

Duns has good educational and recreational facilities including primary and secondary schools, swimming pool, tennis courts, 18 hole golf course, library, various speciality shops and walks and nature reserve within the grounds of Duns Castle and is home to the classical Edwardian Mansion at Manderston. Edinburgh is 45 miles away with the main East Coast rail line at Berwick upon Tweed some 15 miles distant.

HIGHLIGHTS

- Town centre office premises
- Easy public access
- Busy location with good footfall
- Very good order
- The option of two or three private offices/meeting rooms
- Staff facilities • Excellent storage

ACCOMMODATION SUMMARY

Entrance Hall, Large Main Reception Area/Office, Two Further Private Offices/Meeting Rooms, Kitchen Facility, WC, Store Room. Rear Courtyard.

ACCOMMODATION

The main reception area is a vast space which ensures a lovely warm welcome with double windows fronting on to Murray Street. This area has most recently been used as a reception but could also provide a private office space if preferred. From here two further offices/meeting rooms lead

off, one located to the rear with window & door to the courtyard and the other fronting on to Murray Street which also benefits from separate external access to/from the street. Towards the rear of the building is a very well equipped kitchen facility with cloakroom off and secure store room to the rear with wall mounted shelving.

EXTERNAL

A walled courtyard lies to the rear of the property with external door giving access off the rear office/meeting room

SERVICES

Mains services. Gas central heating.

VIEWING

To register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £95,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.