

# Commercial



HASTIN<sup>LEGAL</sup>&S



70A High Street

Coldstream, TD12 4DH



A Centrally Located Commercial/Retail Premises With High Street Window Frontage And Good Levels Of Footfall. A Ready Made Investment With Tenant In Situ



Located on the heart of Coldstream's High Street and benefitting from good levels of footfall, this shop premises presents a perfect opportunity for those seeking a ready made investment with tenant in situ creating a yield of around 10%

Coldstream High Street has benefitted from increased levels of footfall thanks to the recently opened Coldstream Holiday Park which is located towards the edge of the town. The holiday park has future plans for further extension, thus further increasing levels of tourism and visitors to the town; all in all it's a fantastic time for any business to be investing in to the town.

### LOCATION

Coldstream itself is well known as the gateway to Scotland and is set on the banks of the River Tweed with beautiful walks along the riverside and in the nearby Hirsell Country Estate. Local sports include an 18-hole golf course at the Hirsell, tennis courts, horse riding and fishing on the Tweed. It also provides easy access to large variety of walks within the Northumberland National Park and lovely unspoilt beaches on the Berwickshire coast. Coldstream town offers a good primary school and easy access to secondary schools, a variety of shops and is well placed for easy commuting to both Edinburgh and Newcastle via the mainline station at Berwick upon Tweed only 20 minutes away.

### HIGHLIGHTS

- Excellent town centre position • Window frontage on to the High Street • Low maintenance and easy to manage premises • Ideal retail space • Scope for change of use to office space • Attractive Investment opportunity

### ACCOMMODATION

The main trading area is divided into two spaces; the front space being accessed directly off the High Street with window frontage. This links through to the second trading area with both offering good space for display, storage and serving. Steps at the rear give access to a small WC and useful walk in store room. A rear external doors acts as a fire escape.

### SERVICES

Double glazing. Mains water and drainage.

### BUSINESS RATES

Current rateable value £1200 per annum but likely to be eligible for 100% relief through the 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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.

### MARKETING POLICY

Offers In The Region of £37500 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](mailto: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 carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.