

Commercial Premises



25 Horsemarket

Kelso, TD5 7HE



An Attractive Retail Premises Situated In An Excellent Position Just Off The Town Square, And Extending To Approximately 25' X 10'. The Shop Benefits From Excellent Footfall And Has Large, Modern Double Glazed Windows. The Bright, Carpeted Premises Is Fitted With Extensive Lighting And A Ceiling To Floor Slatwall System Ideal For A Variety Of Display Purposes. There Is Good Storage In The Modified Rear Area Of The Shop. Altogether An Excellent Retail Premises.



COMMERCIAL PREMISES

This welcoming and bright retail unit is set in a central position within Kelso's vibrant high street; with the charming cobbled street enjoying excellent footfall, plenty of free parking and a range of well supported independent retailers. T

The premises is currently run as a well-established art gallery with teaching studio space, the benefit of a large shop window, good internal square footage and a w/c facility and kitchenette.

Offering a versatile space in one of the Scottish Borders most desirable towns, the premises would lend itself to a range of business uses and also provides obvious potential as a buy-to-let investment.

LOCATION

Kelso, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. Notable features are the 12th Century Abbey, the Flemish style cobbled square, Floors Castle and the old bridge across the Tweed. The town has good educational and sporting facilities and many quality shops. The area has much to offer those interested in country pursuits with fishing on the Tweed and is an increasingly sought after location within the Borders.

FEATURES

- Central position on Horsemarket, ideal walking distance of all town amenities and transport links.
- Well fitted shop.
- Versatile space suiting a range of businesses models.
- Ideal for an investment.

ADDITIONAL INFORMATION

Small business rates exemption may apply subject to status. All enquiries to Scottish Borders Council. Fixtures and fittings including free standing display cabinets, shelves, shop counter,



furnishings, till, heaters et al are also available for sale by separate negotiation'

SERVICES

Mains drainage, water and electric.

ENERGY PERFORMANCE

Pending.

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Price £95,000 offers 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.