

Ground Floor Shop Unit

16-18 High Street, Selkirk, Selkirkshire, TD7 4DD

Gross Internal Area 76.95 sq m (828 sq ft)

For Sale: Offers Over £49,500

Edwin
Thompson





BRIEF RESUME

- Prominent Position
- Double Fronted Unit
- GIA 76.95 (828 sq ft)
- Highly Versatile

DESCRIPTION

A shop unit occupying the ground floor of a traditional Category C Listed corner terraced building which is on two principal floors plus attic level with a single storey off shoot to the rear.

The building is of whinstone construction with painted squared and snecked finish, polished ashlar sandstone surrounds to the openings under a pitched roof clad in slate. Originally two separate single fronted shop units the ground floor has been amalgamated to form a single double unit.

The unit is in a highly prominent position on the corner of the High Street. Internally, the unit does offer scope for a degree of modernisation and upgrading.



LOCATION

Selkirk occupies a central position within the Scottish Borders. The settlement has a population of 4,663 according to the 2022 population census, a decrease of 9.34% over that recorded at the 2001 Population Census (4,990).

The Town is between Galashiels (seven miles north) and Hawick (eleven miles south), the two largest population centres within the Scottish Borders with populations around 14,000 and 16,000 respectively. Selkirk is conveniently situated to serve the other main towns within the Scottish Borders with good road links via the A7 arterial route.

The Royal Burgh of Selkirk lies on the Selkirk Water a tributary of the River Tweed. The people of the town are known as the 'Souters' which means cobblers ('shoemakers and menders'). Selkirk is one of the oldest Royal Burgh's in Scotland it is reputed to have been the site of the earliest settlement within the Scottish Borders. 'Selkirk' means 'Church of the Forest' from the old English SELE ('hall or manor') Cirice ('church').

Works have recently commenced to convert the former Sainsbury's opposite into a Cooperative Supermarket.

ACCOMMODATION

The accommodation currently comprises:

Front shop currently in an 'L' configuration with two storage rooms to the rear and a WC off.

PLANNING

The subjects are situated within the Selkirk Development Boundary as defined within the Scottish Borders Local Development Plan.

Established Use is understood to be Class 1A of the Town and Country (Use Classes) Scotland Order 1997 (as amended) which incorporates former Class 1 (Retail), Class 2 (Financial, Professional and Other Services). Class 1A also has permitted development rights for change of use to Class 3 (Hot Food) and Class 4 (Business).





AREAS

The subjects have been measured in accordance with the RICS Code of Measuring Practice

Description	Sq m	Sq ft
Net Internal Area	73.81	794
In Terms of Zone A	70.45	758
Gross Internal Area	76.95	828

E & oe measurements of the main building taken with a laser measure.

RATEABLE VALUE

The subjects are currently assessed to a Rateable Value of £8,700 effective from 01-April-2023.

Small Business Rates Relief Scheme (SBRR) currently provides up to 100% rates relief for units with a Rateable Value of £12,000 or less based on the combined total of all the occupiers business premises within England and Wales (subject to application and eligibility). This relief is reviewed annually in accordance with the budget.

TENURE

Presumed Absolute Ownership following the Abolition of Feudal Tenure (Scotland) Act 2000.

SERVICES

Mains, electricity, water and drainage

EPC

Pending



VIEWING

By appointment with the sole agents.

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

Tel. 01896 751300

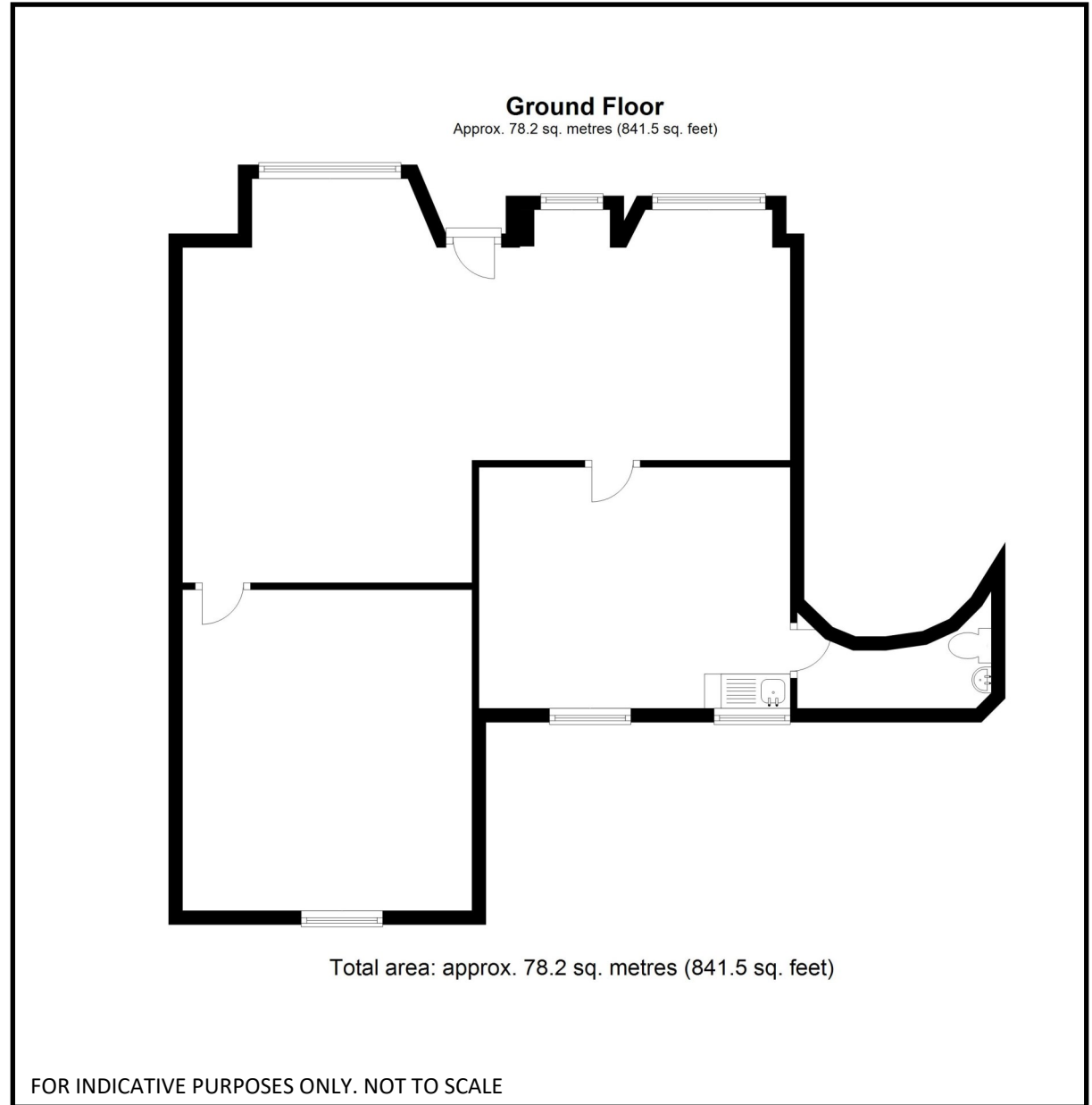
Fax. 01896 758883

E-mail: g.paxton@edwin-thompson.co.uk

IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. 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



16-18 High Street

Selkirk, Selkirkshire, TD7 4DD

Edwin
Thompson



Galashiels Office

T: 01896 751300

Edwinthompson.co.uk