

End Terraced Dual Span Business Unit

Unit 4 Rosewood Industrial Estate, Kelso, Roxburghshire,

Gross Internal Area 138.32 sq m (1,488 sq ft)

For Sale: Offers Over £79,500

Edwin
Thompson





BRIEF RESUME

- Vehicular access
- GIA 138.32 sq m (1488 sq ft)
- Prominent Roadside trading position

DESCRIPTION

An end terraced dual span business unit believed to date to the 1960's.

The building is of steel portal construction with supporting props, externally clad in prefabricated concrete panels to the sides and rear with two double fronted timber window units to the front and a timber framed glazed access door.

There is vehicular access through double timber doors to the north of the west elevation off the car park to the rear. The unit has a solid floor with painted finish.

An area to the west of the unit has been sub-divided to provide ancillary accommodation. Lighting comprises suspended strip lighting to the main unit.

Externally there is a shared tarmac surfaced access road to the west of the unit leading to shared parking area to the rear. The grounds to the front and east are currently laid to lawn with some areas to the roadside boundary and front planted with shrubs. These areas are also understood to be shared. The side and rear boundaries are defined with time post and rail fencing. The front boundary is presumed to be the edge of the pavement.

LOCATION

The subjects are situated at Rosewood Industrial Estate on the north side of Shedden Park Road to the east of Kelso.

Kelso is a traditional Market Town with a relatively affluent catchment area providing higher than average disposable income supporting a good range of independent traders. Kelso is considered an important local employment and retail centre serving a wide rural hinterland. It is within an historic setting with a great many attractions within the town and surrounding area. The Town also benefits from a relatively strong tourism sector.

Kelso is situated in a central position within the Scottish Borders approximately forty miles south of Edinburgh, around eighteen miles east of Galashiels. According to the 2022 Population Census Kelso has a population of 7,023, an increase of around 11% over that recorded at the 2001 Census (6,190).

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.

Recreational facilities in the area include a selections of rural walks and cycle routes, leisure and fitness centres, a popular National Hunt racecourse, golf course, ice rink and swimming pool, a wide range of sporting clubs and world renowned fishing on the River Tweed.

ACCOMMODATION

The accommodation comprises:

Main (double) unit, ancillary accommodation to the west comprising WC with separate foyer with wash hand basin and cubicle housing low flush unit; office leading through to lobby with tea prep area an separate WC cubicle fitted with low flush unit.

PLANNING

The site if accessed in a mixed-use area . A range of uses are likely to be supported in accordance with the Town and Country (Use Classes) (Scotland) Order 1997 (as amended). This includes:

- Class 4 (Business/Light Industrial Use)
- Class 5 (General Industrial)
- Class 6 (Storage/Distribution)

There may also be potential for Trade Counter Use, an element of Retail Sales and Sui Generis (site specific) uses in this category included uses such as haulage yard, bus/taxi depot, veterinary surgery, vehicle sales, vehicle repair, taxi/vehicle hire depot or similar subject to planning.



AREAS

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

Description	Sq m	Sq ft
Gross Internal Area	138.32	1,488

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

RATEABLE VALUE

The subjects are currently assessed to a Rateable Value of £5,700 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

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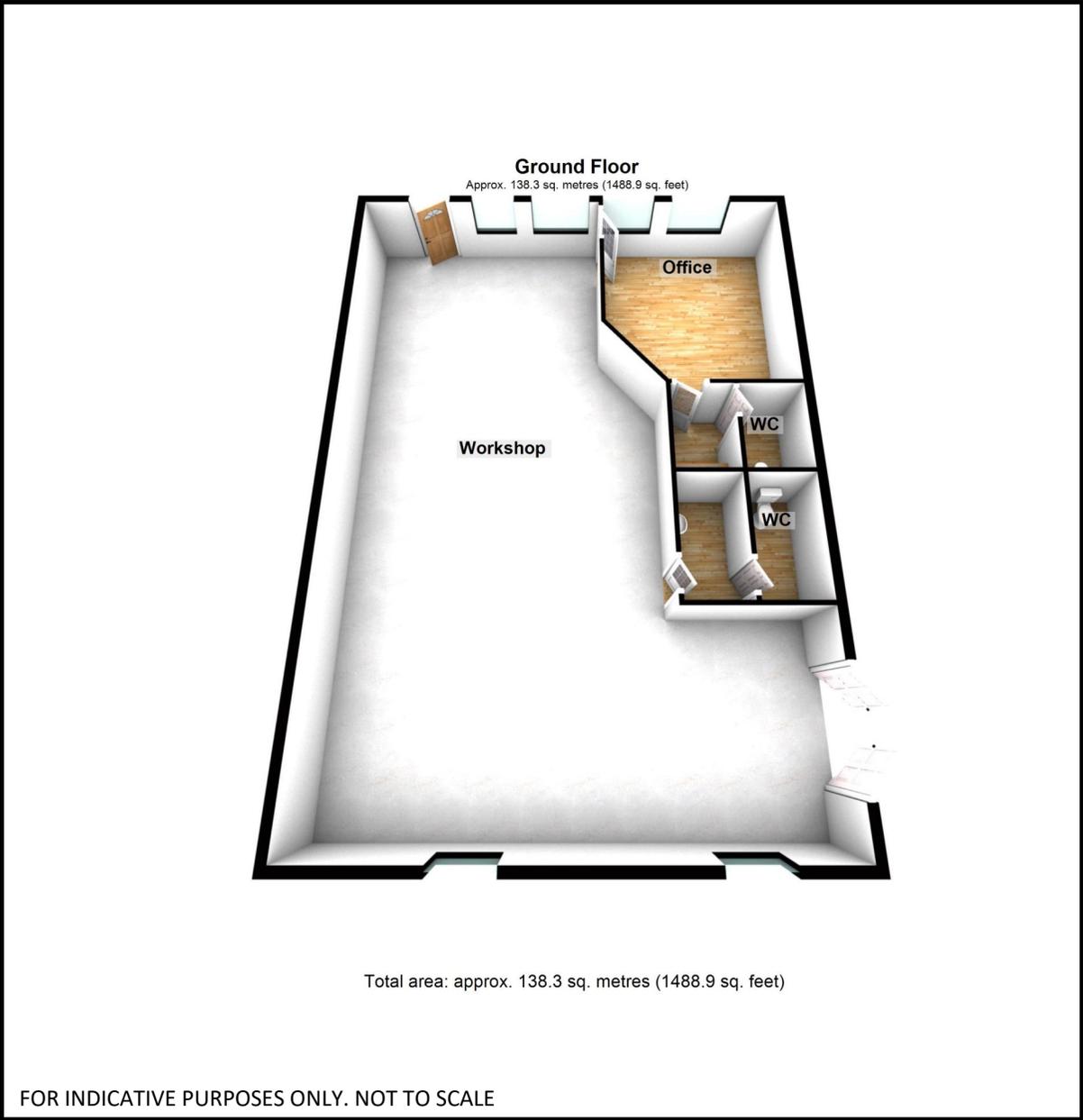
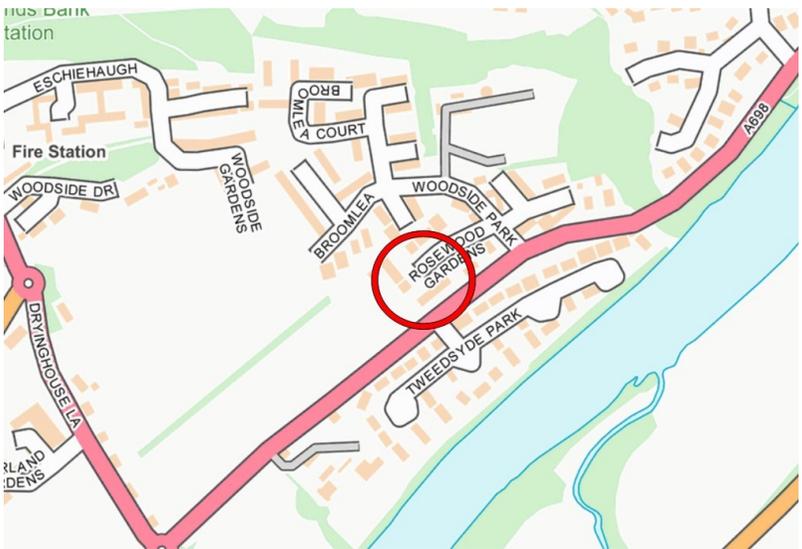
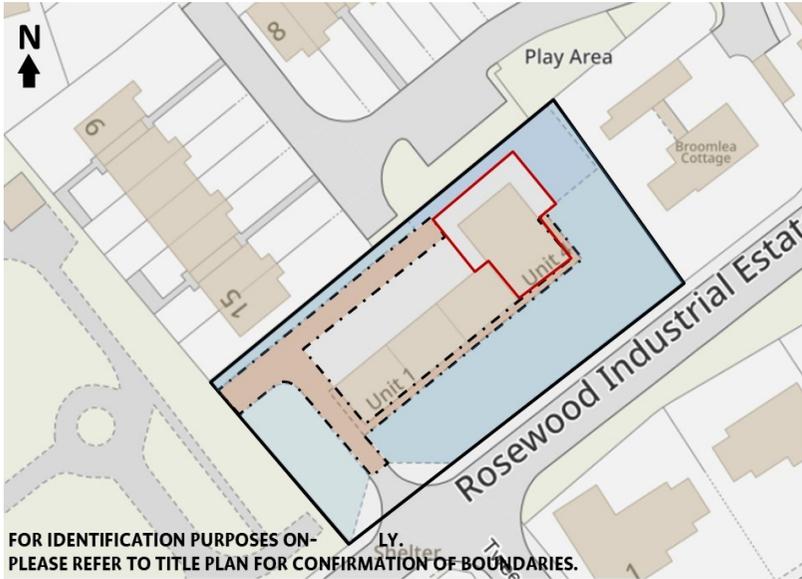
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