

Ground Floor Retail Unit

1 Scotts Place, Melrose, Roxburghshire, TD6 9QZ

Ground Floor Shop in with good window frontage to Scotts Place & Dingleton Road, Melrose— For Sale

Offers over £35,000 are invited

Edwin
Thompson





BRIEF RESUME

- Compact versatile retail space
- Net Internal Area 22.50 sq m (242 sq ft)
- Good Transport Links

DESCRIPTION

A ground floor retail unit with good window frontage to Scott Place and Dingleton Road in a secondary trading position to the southeast of the town.

This is a double fronted unit, one of two shops, forming part of the ground floor of a two storey plus attic level detached building which is of traditional construction under a pitched roof clad in slate. It has a painted rendered finish to ground floor level with central timber panelled access door with nine pane upper panel. The northwestern corner is angled providing display frontage down Dingleton Road.

Internally the unit provides a relatively compact versatile retail space.

ACCOMMODATION

The accommodation comprises:

Front shop, rear lobby, storeroom with tea preparation/WC.



LOCATION

The shop is situated on the corner of Scotts Place and Dingleton Road at its junction with Market Square just southeast of Melrose Town Centre.

Melrose is a historic town with a population of 2,473 according to the 2022 Population Census. This represents an increase of around 7.20% over that recorded at the 2011 Population Census (2,307).

Melrose is an attractive town located in the Central Borders approximately 4.5 miles east of Galashiels. The settlement has a relatively affluent catchment area and benefits from a significant level of seasonal tourist trade. The town benefits from all local amenities and has a good range of shops and restaurants.

The town is steeped in history, located within the Tweed Valley in the foreground of the three peaks of the Eildon Hills, one of the most distinctive landmarks within the Scottish Borders. It is an attractive town with visitor attractions including Melrose Abbey, a magnificent ruin founded by King David I in 1136, as the first Cistercian monastery in Scotland. Following damage through the wars of independence the Abbey was substantially re-built during the 1380's. It continued in use as an Abbey until the protestant reformation of 1560. The Abbey grounds are reported to be the burial place of Robert the Bruce's heart.

Melrose is a highly sought after residential town well renowned as the birthplace of Rugby Sevens with an annual tournament in the spring. There is an influx of seasonal visitors to the area during the summer months.

The town is conveniently located for access to the other main towns within the Central Borders. It benefits from good connectivity with links to the National Roads Network via the A68 Trunk Road and the A7 Arterial Route. The southern terminus of the recently re-established Borders Railway linking the Central Borders to Edinburgh Waverly is Tweedbank Station approximately 1.5 miles west.

PLANNING

The subjects are located within the Melrose Conservation Area but are not understood to be Listed.

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 to the following approximate areas:

Description	Sq m	Sq ft
NIA	22.50	242

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

RATEABLE VALUE

The subjects are currently assessed to a Rateable Value of £4,500 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

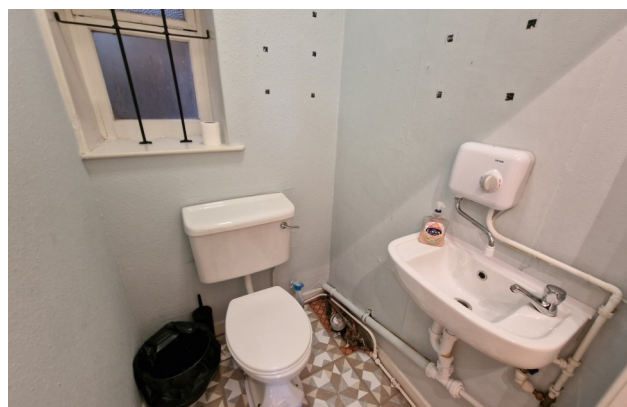
Presumed Absolute Ownership following the Abolition of Feudal Tenure (Scotland) Act 2000.

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

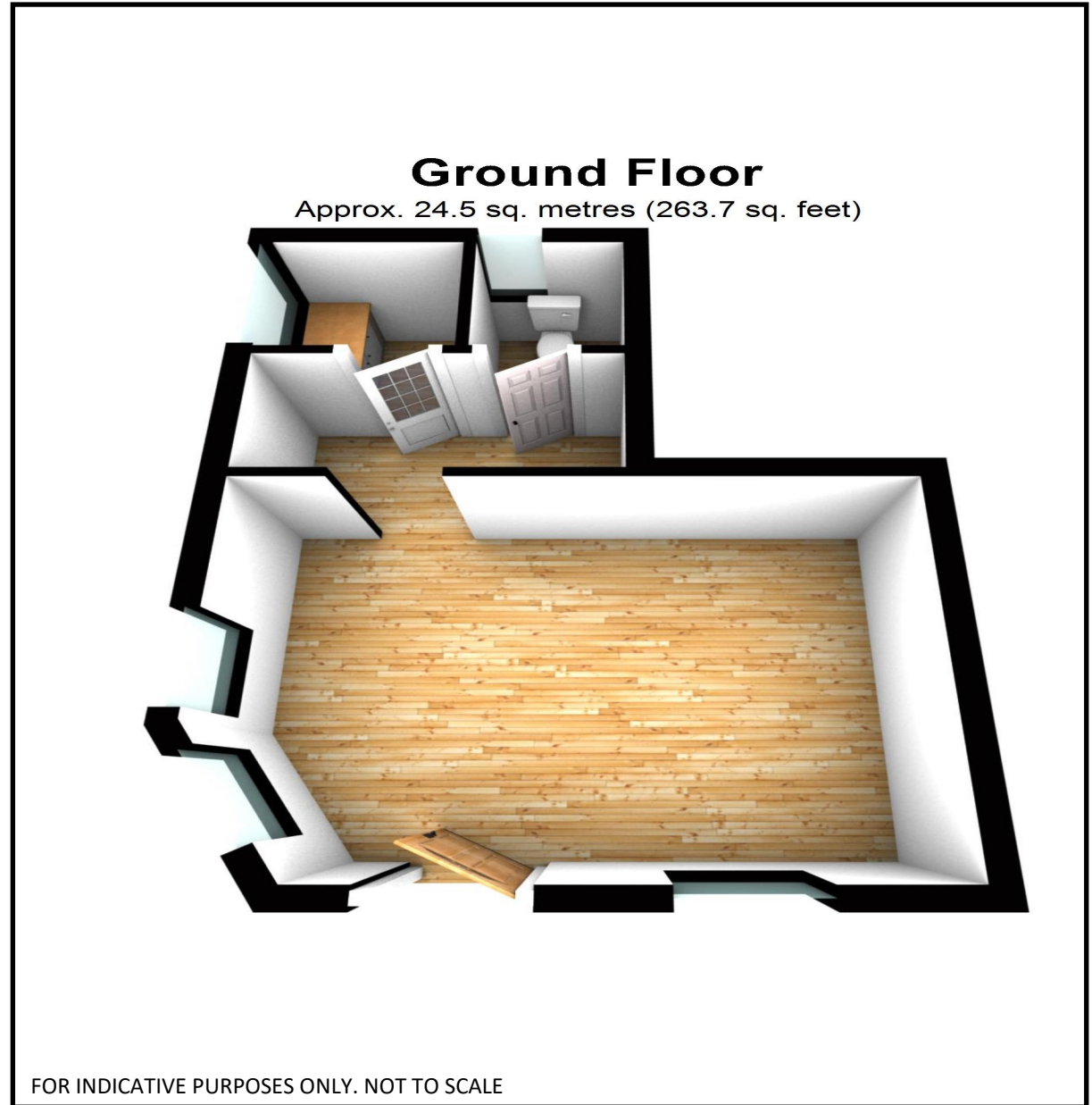
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