

To Let / May Sell - Restaurant/Coffee Shop, shop or Office Uses
7 Market Place, Lauder, TD2 6SR

**Edwin
Thompson**



Town Centre Shop

7 Market Place, Lauder, TD2 6SR

Prime Town Centre Position

Excellent Frontage

Modern Fit-out

Accommodation: Restaurant with Bar, Kitchen, Wc's, Store Room & Office

Net Internal Area 126.25 sq m (1,359 sq ft)

Class 3 (Hot Food) Consent

Guide Rent £14,000 per annum

Ref. GC23.01

Location

Market Place forms part of the main thoroughfare through the centre of Lauder on the A68.

Lauder is situated north of the Scottish Borders straddling the A68 Trunk Road. It is a primarily residential town with a population of approximately 1,890 according to the 2021 Population Estimate compiled by the General Records of Scotland. This represents an increase of around 57.5% relative to the population recorded at the 2001 Population Census.

Lauder is approximately twenty-eight miles south of Edinburgh with good access to the national roads network via the A68 Trunk Road.

7 Market Place is situated in a central position on the northern side of the A68. This part of the town is characterised by commercial units to ground level with residential accommodation above. The properties further to the east and west are primarily in residential use.

The town is expanding and is a popular residential area particularly for commuters working within Edinburgh and the Central Borders.

Nearby non-domestic occupiers include Lauder Pharmacy, Flat Cat Gallery, Premier Convenience Store, Shaws Fine Meats, Post Office, Professionals for Health, The Black Bull Hotel, Maid in Grey Britain, Spotty Dog and Merishu Hair and Beauty.

Description

This is a Category C Listed mid-nineteenth century two storey building of traditional coursed cherry-caulking whinstone complete with droved sandstone dressings, basecourse, band course to first floor level, eaves band, moulded cornice with low parapet wall above and coped water tables. It forms part of the former A & J Rutherford premises at 3 – 11 Market Place.

The building has pitched roofs clad in slate with a flat platform section. There are chimneys to each party wall. The south chimney has been capped. Four hexagonal clay pots are retained to the west chimney.

No.7 Market Place is one of three modern self-contained units, formed following the re-development of the premises around 15 years ago. The upper floors have also been subdivided and converted to form maisonettes.

It comprises a double fronted unit with recessed double glazed entrance doors to the centre. The unit has a modern fit out with plasterboard lined walls and polished timber floorboards. It is currently configured for the use as a restaurant with Class 3 (Food and Drink) consent.

There is an extension to the rear which would appear of timber frame construction with render faced blockwork outer leaf. This has a flat roof with parapet walls and PVC rainwater goods.

Internally the rear of the front shop area has been fitted out to form bar and servery with the northeast corner subdivided with stud partition walling to form cloak area and WC's and kitchen to the rear.

A covered walkway provides access to a basic store which is of stone construction it has a pitched roof. This area has been lined out.



Accommodation

Main Unit: Front shop/dining room with northeast corner subdivided to provide cloak area and two WC's one to accessible standard, rear of the unit fitted out to provide bar area and servery with door through to kitchen. The kitchen has a tiled floor. It retains the stainless-steel extractor hood. A gas fired oven with six gas hobs is still in-situ but has not been tested.

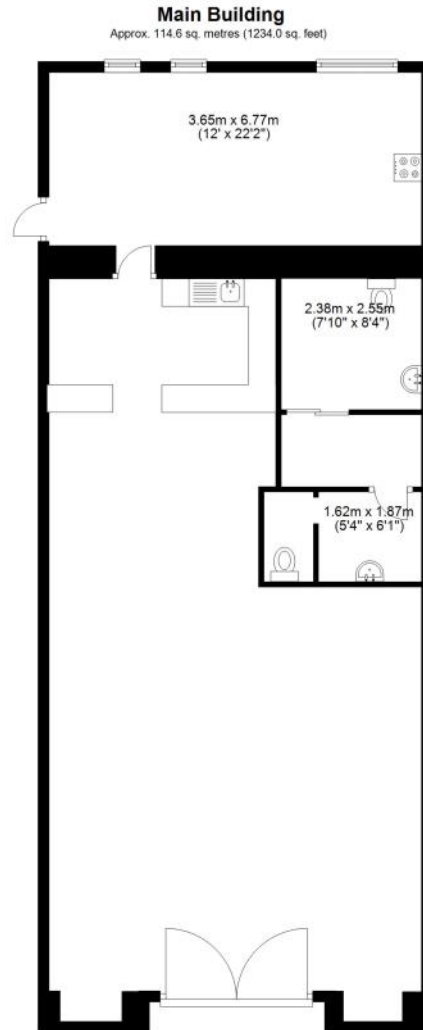
Store Building: Entrance hall, main store (divided into areas), office and WC.

Areas

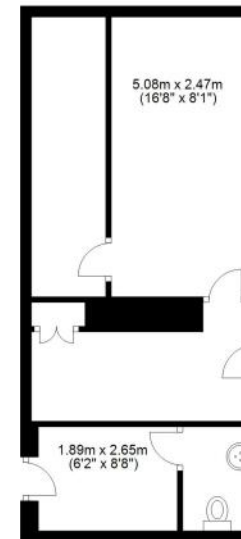
The subjects have been measured in accordance with the RICS Code of Measuring Practice to the following approximate areas: Approximate Net Internal Areas (IPMS3):

Description	Sq m	Sq Ft
Net Internal Area	126.25	1,359
In Terms of Zone A	71.80	773

E&oe measurements taken with a laser measure.



Store Room / Office Area
Approx. 36.6 sq. metres (393.7 sq. feet)



Total area: approx. 151.2 sq. metres (1627.7 sq. feet)

For indicative purposes only. Not to scale.

Services

All mains services are connected.

A Vaillant gas fired boiler provides central heating via radiators together with hot water supplemented by a Gledhill hot water cylinder within the kitchen. There is a ceiling mounted Mitsubishi air conditioning unit within the front shop/dining room.

Please note that no service investigations were undertaken during the course of our inspection and the services have not been tested.

Rateable Value

According to the Scottish Assessor's Association Website this unit is assessed to a Rateable Value of £14,000 per annum effective from 01-Apr-2017.

Small Business Rates Relief Scheme (SBRR) is currently understood to provide up to 100% rates relief for units with a rateable value of £15,000 or less based on the combined total of all the occupiers business premises within Scotland (subject to application and eligibility).

Lease Terms

Available by way of a Full Repairing and Insuring lease. Terms by negotiation.

Tenure

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

Value Added Tax

Unless otherwise stated the prices quoted are exclusive of VAT.

Any intending tenants must satisfy themselves independently as to the instances of VAT in respect of any transaction.

Tenure

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

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction.

In the normal manner, the in-going tenant will be liable for any land and buildings transaction tax, registration dues and VAT thereon.

Viewing

By appointment with the sole agents:

Edwin Thompson, Chartered Surveyors

76 Overhaugh Street

Galashiels

TD1 1DP

Tel. 01896 751300

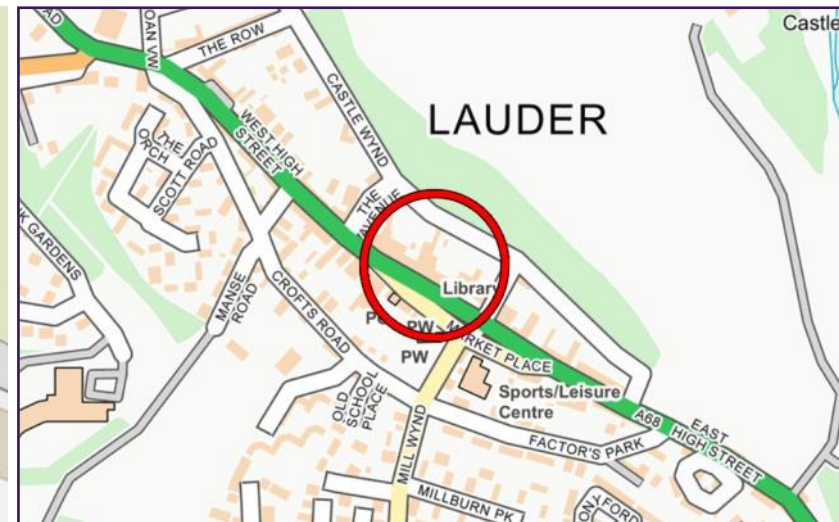
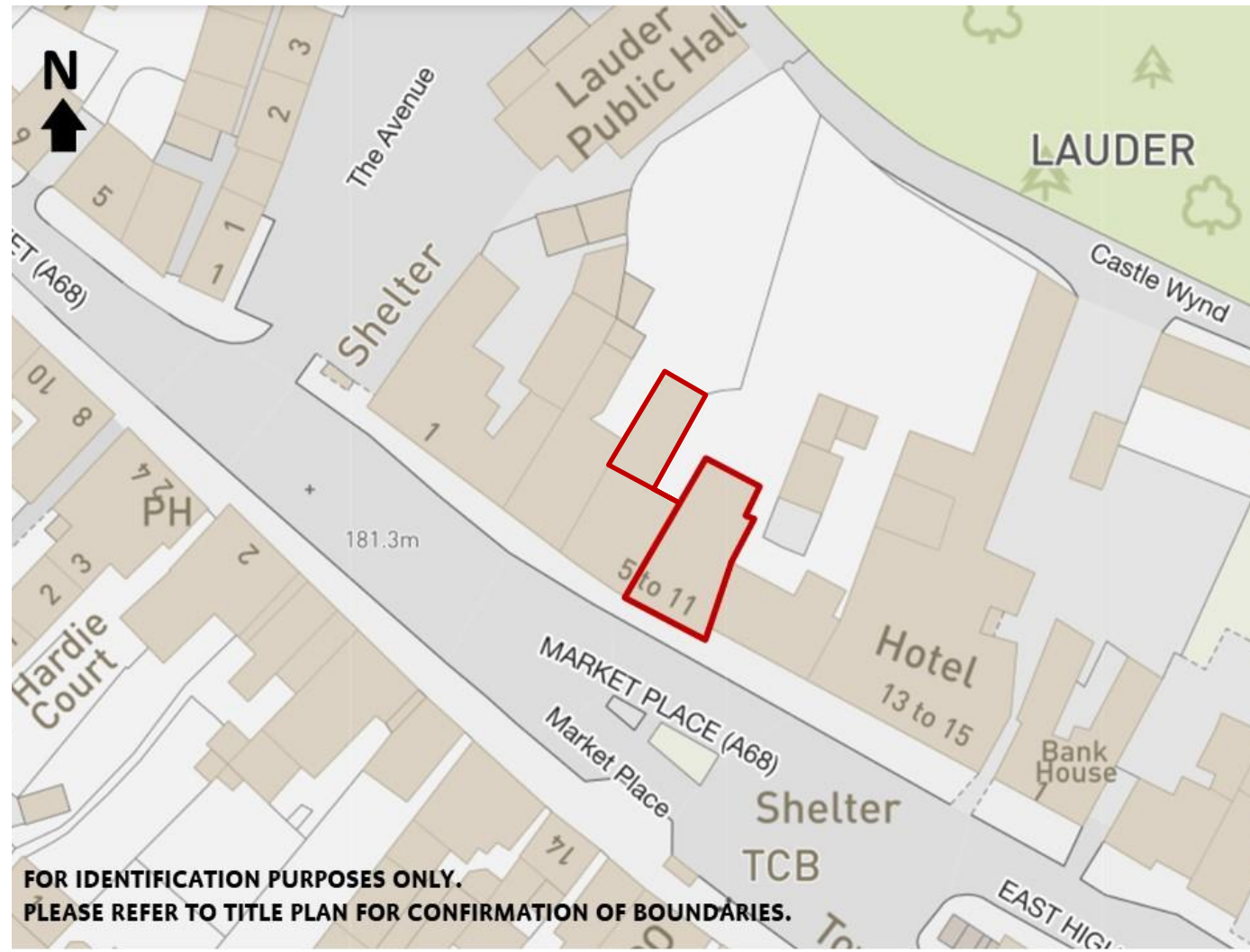
E-mail: s.sanderson@edwin-thompson.co.uk



7 Overhaugh Street
Galashiels
Selkirkshire
TD1 1DP

T: 01896 751300
F: 01896 758883
E: s.sanderson@edwin-thompson.co.uk
W: edwin-thompson.co.uk

Edwin
Thompson



**FOR IDENTIFICATION PURPOSES ONLY.
PLEASE REFER TO TITLE PLAN FOR CONFIRMATION OF BOUNDARIES.**

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle upon Tyne
Windermere

Edwin Thompson is the trading name of Edwin Thompson LLP, and Edwin Thompson Property Services Limited.

Edwin Thompson LLP is a Limited Liability Partnership registered in England & Wales No. OC306442. Edwin Thompson Property Services Limited is a Limited Company registered in England and Wales No. 07428207. Registered office: 28 St. John's Street Keswick, Cumbria CA12 5AF. Regulated by RICS

Connect with us:

