

Offices to Let—Prime Town Centre Location

51 Horsemarket, Kelso, Roxburghshire, TD5 7AA

NIA 96.75 sq m (1,041 sq ft)

Guide Rent: £6,250 per annum

Edwin
Thompson





BRIEF RESUME

- Prime Town Centre Location
- Well Presented Office Space

DESCRIPTION

The available space forms part of an attractive two-storey building believed to date from the 1960s, with a handsome stone façade featuring Ashlar stonework, string coursing, and display windows with sun canopies—offering both charm and functionality for professional office use.

Construction: Cavity-built with traditional detailing

Windows: Timber-framed single-glazed display windows to ground floor

Access: Recessed entrance with separate access to the upper floor

Façade: Traditional design with four prominent display windows

Additional Features: Recently rebuilt brick chimney stacks, cast iron rainwater goods

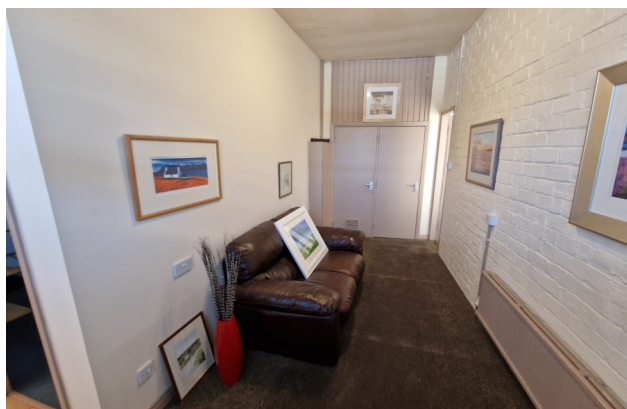
ACCOMMODATION

Ground Floor: Secure entrance lobby

First Floor: Entrance hall, waiting area with WC, two well-proportioned offices, staff room, and kitchen

SITUATION

Horsemarket is a bustling mixed-use area, predominantly featuring retail units at ground level with residential properties above. The premises occupy a desirable south-facing position on the south side of Horsemarket, surrounded by a well-established mix of occupiers including W H Smith, Lloyds Pharmacy, The Post Office, The Bakehouse and Grill, Off The Square Tearoom, Salt n' Fire, John Leyshon WS Solicitors, Tweed Café, Rendezvous, Capelli Hair Salon, and many other local boutiques and services.



LOCATION

Situated in a prominent position on Horsemarket, just east of Kelso town centre, this attractive property benefits from a highly accessible and visible location in one of the Scottish Borders' most sought-after towns.

Kelso is a traditional and vibrant market town with a strong identity, popular with both residents and visitors. The town serves a prosperous catchment area with above-average household incomes and a thriving mix of independent retailers, cafes, and professional services.

Located approximately 40 miles south of Edinburgh and 18 miles east of Galashiels, Kelso enjoys a central position within the Borders region. According to the 2021 Mid-Year Population Estimate by National Records of Scotland, the town has grown to 6,900 residents—an increase of 11.47% since 2001. The ten-mile catchment population is 27,858, with a median household income of £30,828 (Source: Costar), highlighting its appeal as both a residential and commercial hub.

Kelso is also a key retail and employment centre for the area, enhanced by its historic setting, well-preserved architecture, and strong tourism sector.

AREAS

The subjects have been measured in accordance with the IPMS 3 Standards to a Net Internal Area of 96.75 sq m (1,041 sq ft)

E & oe measurements taken with a laser measure.



RATEABLE VALUE/ COUNCIL TAX

The subjects are assessed to a Rateable Value of £5,900 effective from 01-Apr-23.

The Small Business Rates Relief Scheme (SBRR) currently offers up to 100% rates relief for premises with a rateable value of £12,000 or less based on a combined total of all the occupiers business premises within Scotland, subject to application and eligibility. This is reviewed annually but is current for the Financial Year.

SERVICES

All mains services are connected.

Gas-fired central heating via radiators .



ENERGY PERFORMANCE CERTIFICATE

TBC

LEASE TERMS

Offered on a new Full Repairing and Insuring (FRI) lease

Ingoing tenant will be responsible for Land and Buildings Transaction Tax, registration dues, and VAT (where applicable)

ENTRY

Available upon conclusion of legal formalities

VAT

All prices and rents quoted are exclusive of VAT. Interested parties are advised to satisfy themselves independently regarding VAT implications.

LEGAL COSTS

Each party will bear their own legal costs in connection with the lease.

VIEWING

By appointment with the sole agents.

Edwin Thompson, Chartered Surveyors
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Galashiels
TD1 1DP

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

Important Notice

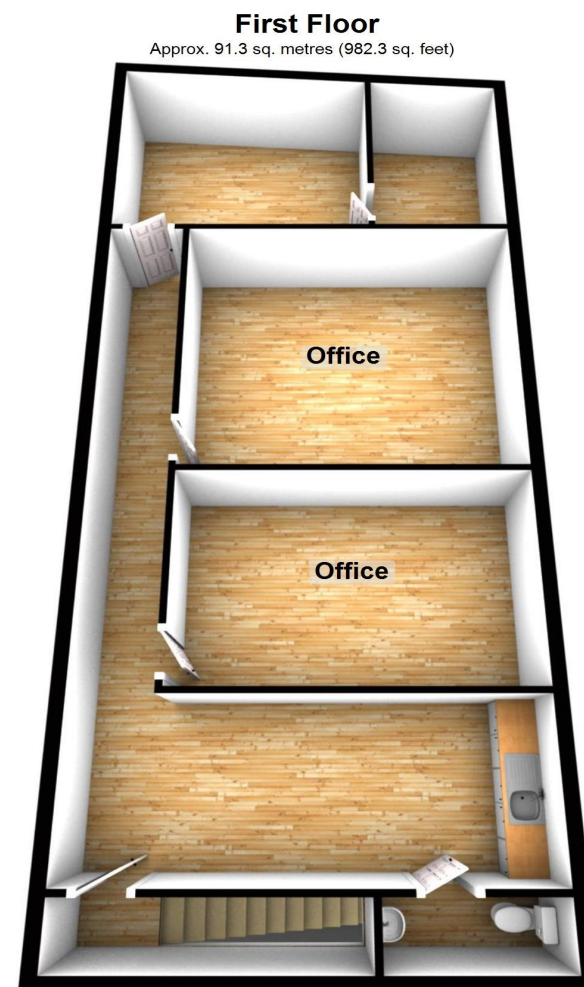
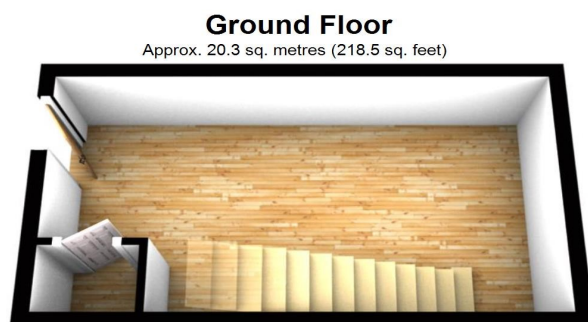
Edwin Thompson LLP, for themselves and for the vendor of this property, give notice that: These particulars are intended as a general guide and do not form part of any contract.

All information is provided in good faith but should be verified by interested parties.

No representative of Edwin Thompson has authority to make or enter into any binding agreement.

The property may be withdrawn or sold without notice, and no liability is accepted for any expenses incurred by interested parties.

Particulars prepared August 2025. Edwin Thompson is the trading name of Edwin Thompson Property Services Limited, a company registered in England & Wales (No. 07428207). Registered Office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.



Total area: approx. 111.6 sq. metres (1200.8 sq. feet)

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Galashiels Office

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