

80 High Street, Coldstream, Berwickshire, TD12 4DH

Modern fit-out perfect for use as Hair Salon and Treatment Rooms.  
For Sale • Offers Over £45,000 .

Edwin  
Thompson







## BRIEF RESUME

- Modern fit-out
- Salon. Styling stations & backwash basin
- Three Beautician/ Studio/ Treatment Rooms
- Turn-key Condition

## DESCRIPTION

'Skin Deep' occupies the ground floor of a Category C Listed 19<sup>th</sup> Century terraced tenement which provides accommodation over two storeys plus attic level.

It is of traditional construction under a pitched roof clad in slate with painted rusticated ashlar finish to the front elevation. The ground floor has a painted traditional shop front with cornice and a modern projecting fascia sign.

This is a double fronted unit with timber framed glazed display windows and a recessed central access door.

Internally, the premises have been extensively refurbished to a high standard.

The specification has included:

- Plasterboard lined external walls throughout.
- Rear shop divided to form three treatment rooms and WC
- Plasterboard ceilings with modern light fittings.
- Redecoration throughout.

## ACCOMMODATION

Front Shop fitted out to a high standard as hair salon, rear hall with three treatment rooms off, tea preparation area with access to WC.

## SERVICES

Mains water, electricity and drainage.

## LOCATION

80 High Street is situated in a prominent trading position to the centre of Coldstream on the High Street (A697) the main commercial thoroughfare.

This area is mixed use generally comprising retail and café uses at ground level with residential accommodation above. Nearby non-domestic occupiers include The Besom, Scottish Borders council Library, Registration Office and Marriage Room, Victoria Lodge Retirement Living Accommodation, Coldstream Coffee Shop, W E Howden Pet Food Supplies, G J Sanderson Butcher, The Mad Hatters Tearooms, Tips Gents Hairdresser, Streamers Sandwich and Baguette Bar, Salon 55 Salon, a newsagents, Coldstream Parish Church and British Legion.

Coldstream lies on the north bank of the River Tweed in Berwickshire on the Scottish side of the Border with England at the junction of the A698, A697 and A6112 primary roads. The settlement has a population of 2,080 according to the 2022 population census broadly level with the population recorded at the 2011 population census (1,946).

The area is steeped in history and it is a popular tourist area as an attractive gateway to Scotland. As part of the Borders Wars Coldstream is located where Edward I England invaded Scotland in 1296. In February 1316 Sir James Douglas defeated numerically superior force of Gascon soldiery led by Edmond De Cailou at the Skaithmuir to the north of the Town. In 1650 General George Monk founded the Coldstream Guards regiment. During the 18<sup>th</sup> and 19<sup>th</sup> centuries Coldstream was popular for 'Run Away Marriages' like Gretna Green lying on a major road. The 'Civil Week' is hosted in Coldstream during the first week of August each year to recognise the Towns history. This includes a torchlight procession and horse ride out to the Battle of Flodden.

## AREAS

Description	Sq m	Sq Ft
Net Internal Area	51.68	556
In Terms Of Zone A	41.94	451

## RATEABLE VALUE

The subjects are assessed to a Rateable Value of £5,100 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 Scotland (subject to application and eligibility).

## PLANNING

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).

## VIEWING

By appointment with the sole agents:  
Edwin Thompson Chartered Surveyors

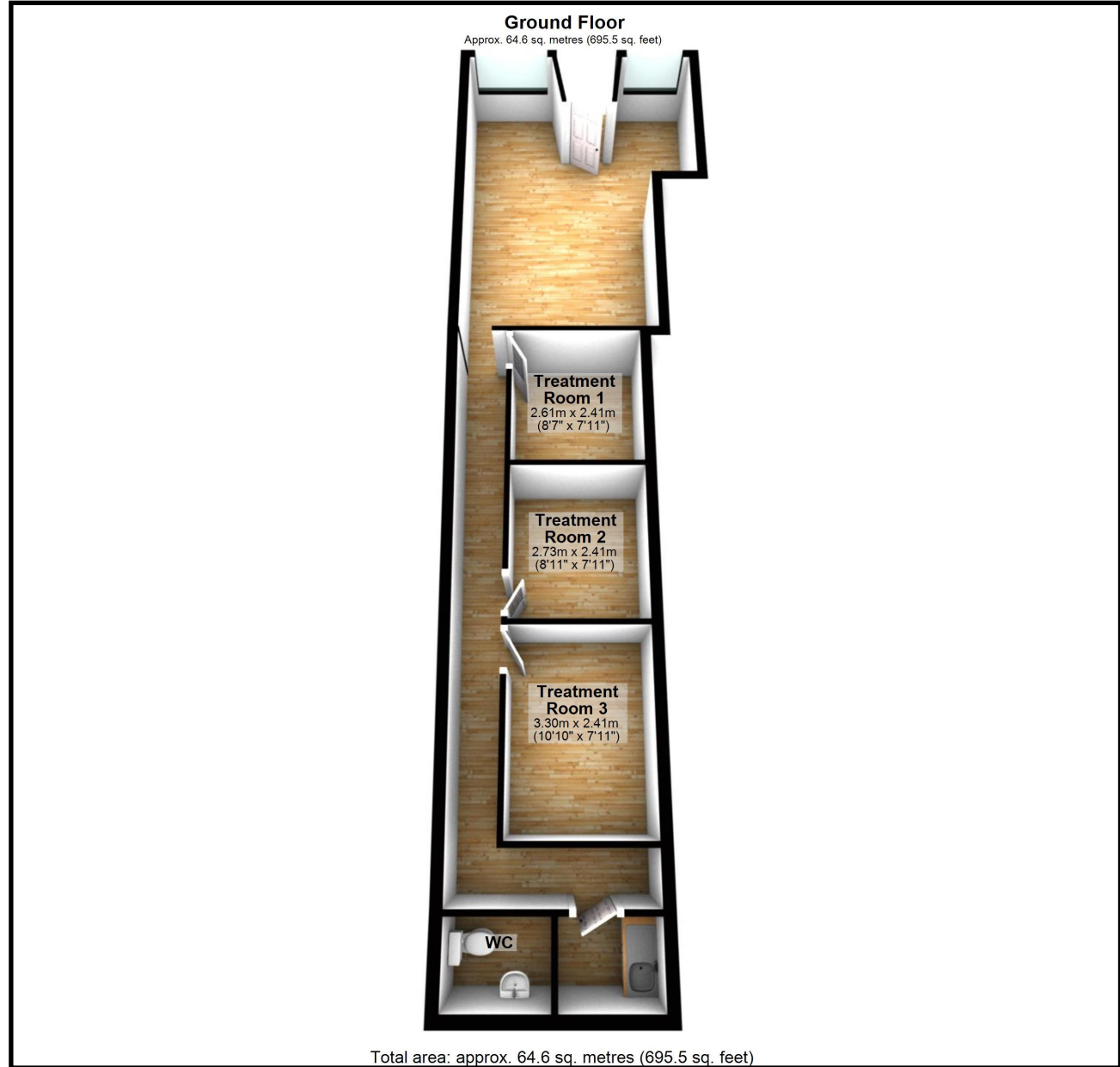
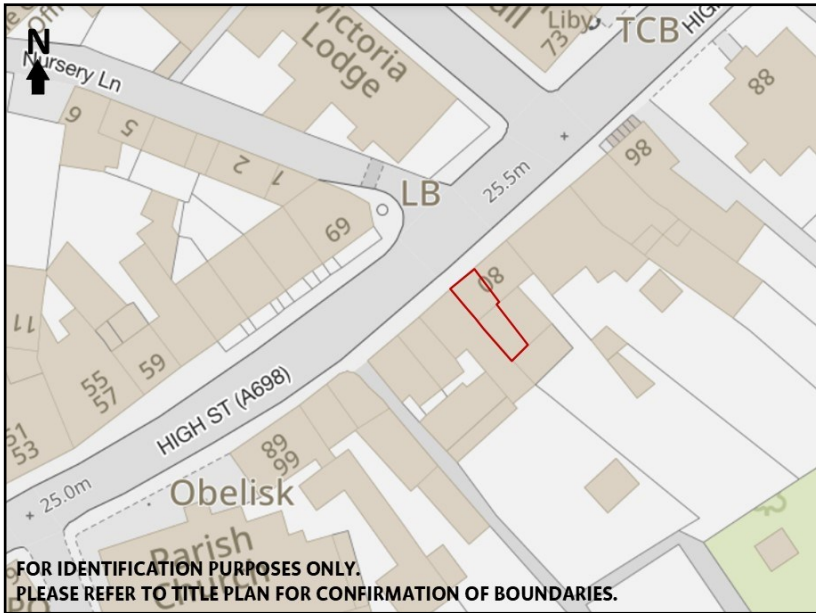
Tel. 01896 751300

E-mail: [g.paxton@edwin-thompson.co.uk](mailto:g.paxton@edwin-thompson.co.uk)









FOR INDICATIVE PURPOSES ONLY. NOT TO SCALE

# HAIR SALON & BEAUTICIANS

---

'Skin Deep' 80 High Street Coldstream TD12 4DH

Edwin  
Thompson



Galashiels Office

T: 01896 751300

[Edwinthompson.co.uk](http://Edwinthompson.co.uk)