

For Sale - Bar and Function Suite/Re-Development Opportunity

10 The Valley, Selkirk, Selkirkshire TD7 4DQ

Edwin
Thompson



Bar and Function Suite / Re-Development

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Two storey building within town centre
Public bar and function suite
Potential for conversion to flats, subject to necessary consents
Town Centre location
Gross Internal Area 475.03 sq m (5,111 sq ft)

Offers Over £125,000

Ref. GC22-04

Description

A detached building which is believed to date to around the 1960's which appear of cavity construction under a flat roof. The building has a rendered external finish. Windows predominantly comprise UPVC double glazed replacement units.

The property provides a public bar to ground floor level with function suite to first floor level. It is situated within a mixed use area which is now largely residential.

Whilst well situated for continued use for licenced purposes.

Accommodation

The accommodation currently comprises:

Ground Floor: Entrance lobby, public bar, rear hall, office, ladies WC, west entrance with gents WC's off and stairs to first floor level. Ancillary accommodation to the east comprising lobby with metal stairs to first floor level, storage cupboard, cellar with storage cupboard off.

First Floor: Landing, function suite with stage, storeroom/changing room, kitchen, bar, ladies and gents WC's, rear stair.

Location

The subjects are situated at The Valley to the northwest of Selkirk Town Centre.

Selkirk has a population of 5,430 according to the 2020 Mid-Year Population Estimate compiled by the General Records of Scotland, a drop of nearly 8% over that recorded

at the 2001 Population Census. The Town is conveniently situated within the centre of the Scottish Borders with good road links to the main towns in the area and the National Roads Network via the A7 arterial route. The Town is approximately five miles to the south of Galashiels and eleven miles to the north of Hawick – the two largest population centres within the Scottish Borders with populations around 14,000 and 16,000 respectively.

The Royal Burgh of Selkirk lies in the Selkirk Water a tributary of the River Tweed. The people of the town are known as the 'Souters' which means cobblers ('shoemakers and menders'). Selkirk is one of the oldest Royal Burgh's in Scotland it is reputed to have been the site of the earliest settlement within the Scottish Borders. 'Selkirk' means 'Church of the Forest' from the old English SELE ('hall or manor') Cirice ('church').

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
Gross Internal Area	475.03	5,111

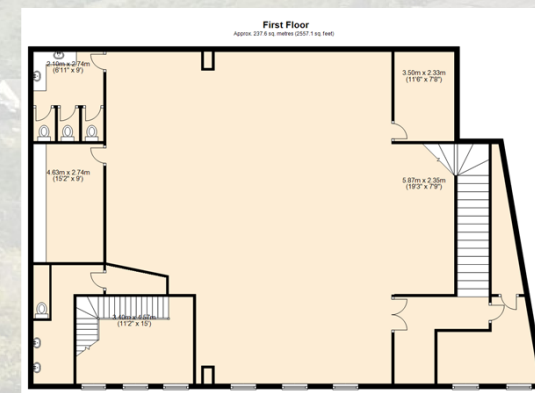
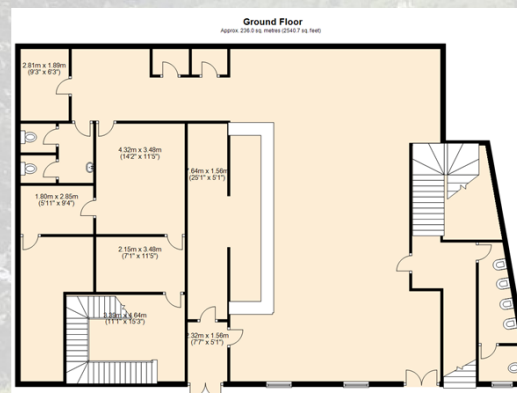
E & oe measurements taken with a laser measure.

What3words///

watched .fastening. Chariots

Satellite Navigation

For those with Satellite Navigation the Postcode is TD7 5DQ



Rateable Value

The Rateable Value is assessed to £12,700 effective from 01-April-2017.

Small Business Rates Relief Scheme (SBRR) currently provides 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). This relief is reviewed annually in accordance with the budget. The Rateable Value is below this threshold so 100% rates relief should be available to most occupiers subject to application and eligibility.

Services

Mains electricity, water and drainage.

Energy Performance Certificate

To be confirmed

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 stamp duty land tax, registration dues and VAT thereon.

Entry

On conclusion of legal missives.

Ownership

Absolute Ownership

This property is sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not.

Value Added Tax

Any prices are exclusive of VAT. Any intending purchasers must satisfy themselves independently as to the instances of VAT in respect of any transaction.

Viewing

By appointment with the sole agents:

Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP

Tel. 01896 751300

Fax. 01896 758883

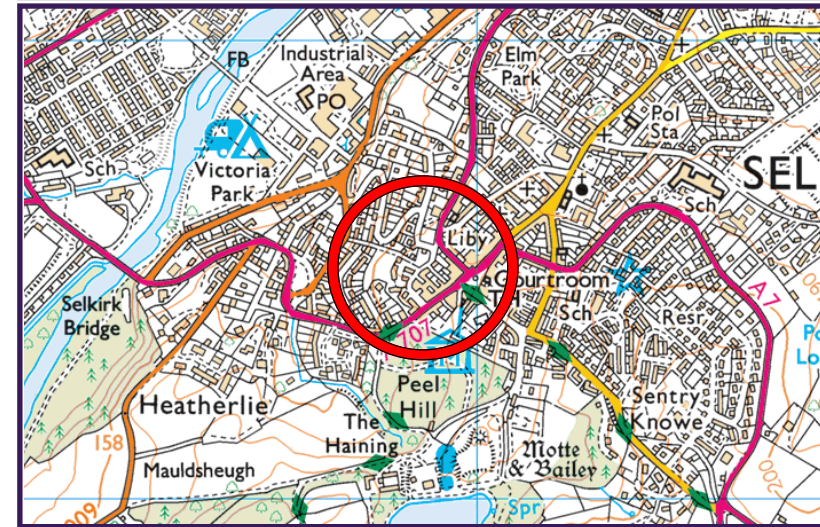
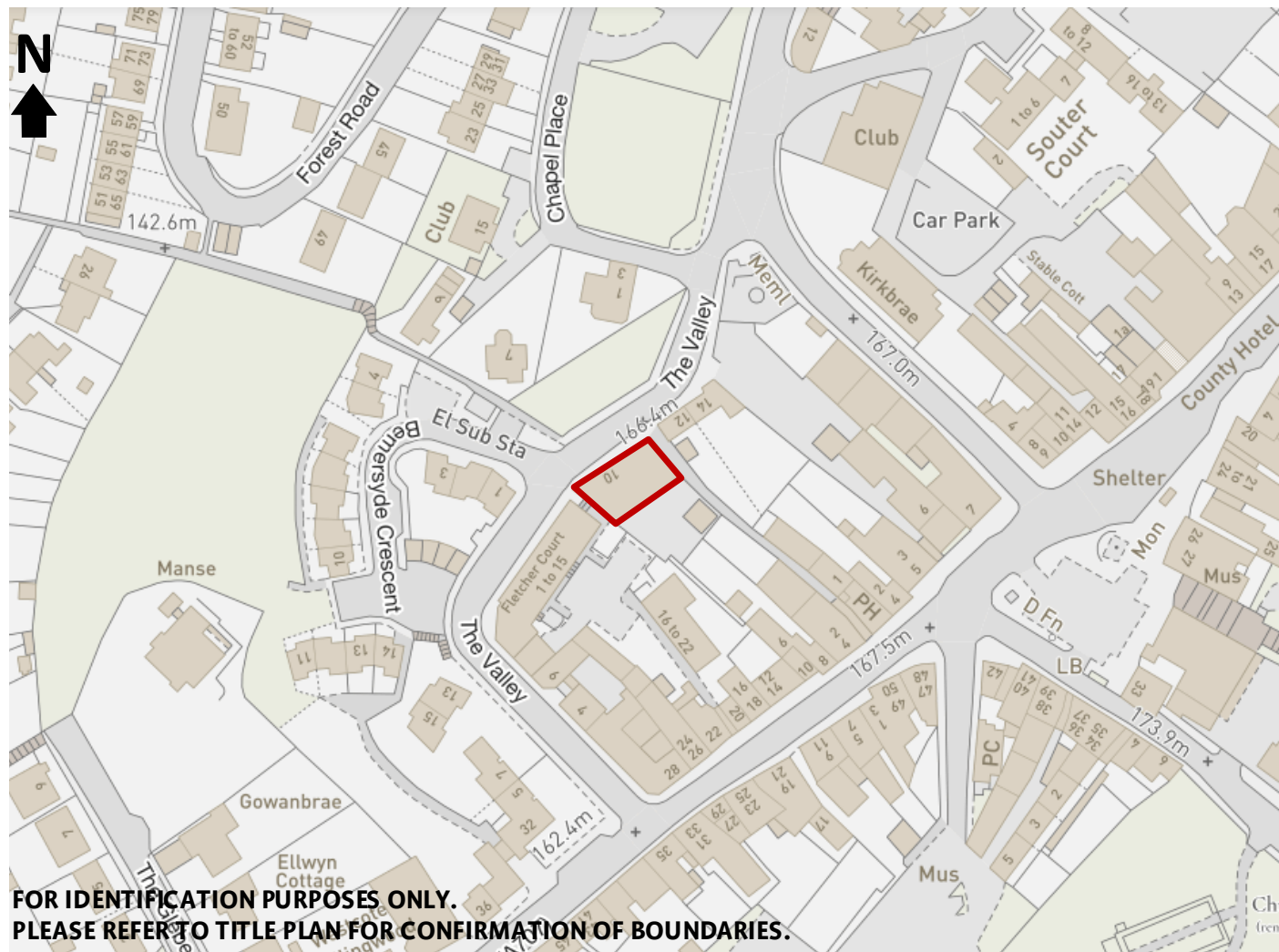
E-mail: s.sanderson@edwin-thompson.co.uk



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

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle upon Tyne
Windermere

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