

Café/Tearooms & Self-Contained 3 Bedroom Maisonette

20 Horsemarket, Kelso, Roxburghshire, TD5 7HA

For Sale — Offers Over £265,000

Edwin
Thompson





- Tearooms/Café
- Upgraded 3 Bedroom Maisonette to Upper Level
- Internal and External Seating Areas
- Well appointed Commercial Kitchen
- Enclosed Courtyard

Location

The subjects are located in a central position set back from Horsemarket just to the east of the core town centre.

Horsemarket is generally characterised by retail and food use at ground level with residential accommodation to upper levels. Nearby occupiers include W H Smith, Chest Heart and Stroke, A Hume Country Clothing, Pitman Computers, Eptas Art, The Black Swan Hotel.

Kelso is a traditional Market Town with a relatively affluent catchment area providing higher than average disposable income supporting a good range of independent traders. Kelso and the surrounding area has become one of the most sought after residential areas in the Scottish Borders. The town benefits from an attractive setting with a buoyant market square offering an excellent range of shops and restaurants.

Kelso is considered an important local employment and retail centre serving a wide rural hinterland. It is within an historic setting with a great many attractions within the town and surrounding area. The settlement benefits from a historic setting attracting a high level of seasonal tourist trade.

Kelso itself is situated in a central position within the Scottish Borders approximately 40 miles south of Edinburgh, around 20 miles east of Galashiels.



Description

A semi-detached property set back from Horsemarket which is of traditional stone construction with painted rendered external finish providing principal accommodation over two floor levels plus attic level. The building is estimated to date to the mid to late nineteenth century. It has pitched roofs clad in slate.

Windows are timber framed single glazed casement units.

There are chimney stacks to the east gable end and the party wall.

The building is currently configured to provide self-contained café/tearooms on ground floor with external stair and landing providing access to the upper levels which provide a maisonette which has been upgraded in the last fifteen to twenty years for holiday let use, typically let as an Airbnb.

There is a paved courtyard to the front providing the added advantage of external seating for approximately thirty covers, well suited to alfresco dining. There is a further enclosed courtyard to the rear with lean-to store with doors to both ends providing delivery access from the rear. In addition there is a detached store to the rear which is a blockwork construction under a pitched roof clad in mineral felt.

Internally, the ground floor is well appointed with seating for approximately twenty-four covers within the main tearooms with service counter finished in timber panelling and double doors off the dining area to the courtyard to the front. There is a well appointed commercial kitchen fitted with stainless steel units and six burner gas cooker with stainless steel extractor hood. There are two WC's one to 'accessible' standard. The door off the rear of the dining area provides access to the external stores.

The maisonette has been upgraded within relatively recent times, plasterboard lined throughout with skimmed plasterboard lining to external walls and ceilings with emulsion finishes are re-fitted kitchen and bathroom.

Accommodation

The accommodation comprises:

Café:

Entrance lobby, inner hall, dining room with servery off, two WC's (one to 'accessible' standard), commercial kitchen. Detached external store, further lean-to store which also provides access to the delivery access and access to the maisonette above.

Maisonette:

Access off external steel stair and landing, inner lobby, hall, kitchen, living room, bedroom, bathroom/WC.

Attic Level:

Landing, two bedrooms and WC.



Area

The property has been measured in accordance with the RICS code of measuring practice (latest edition) to the following approximate Gross Internal areas:

Description	Sq m	Sq Ft
Coffee Shop (NIA)	62.28	670
Coffee Shop (ITZA)	53.97	581
Maisonette (GIA)	84.61	910

E & oe measurements taken with a laser measure.



Energy Performance Certificate

TBC

Rateable Value

The subjects are currently assessed to a Rateable Value of £9,100 effective from 01-April-2023.

The Small Business Rates Relief Scheme (SBRR) currently provides 100% rates relief for units with a combined rateable value of £12,000 or less based on the total of all the occupier's business premises within Scotland, subject to application and eligibility.

Rateable value information has been obtained from the Scottish Assessors Association website. Whilst believed to be correct, this information has not been independently verified.

Services

All mains services are connected.

A gas fired boiler provides central heating via radiators together with hot water. Hot water is supplemented by a hot water cylinder within a cupboard off the coffee shop.

Tenure

Presumed Absolute Ownership following the Abolition of Feudal Tenure etc (Scotland) Act 2000. This should be confirmed by your solicitor.

Value Added Tax

Any prices are exclusive of VAT. The subjects are not understood to be elected to VAT.

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

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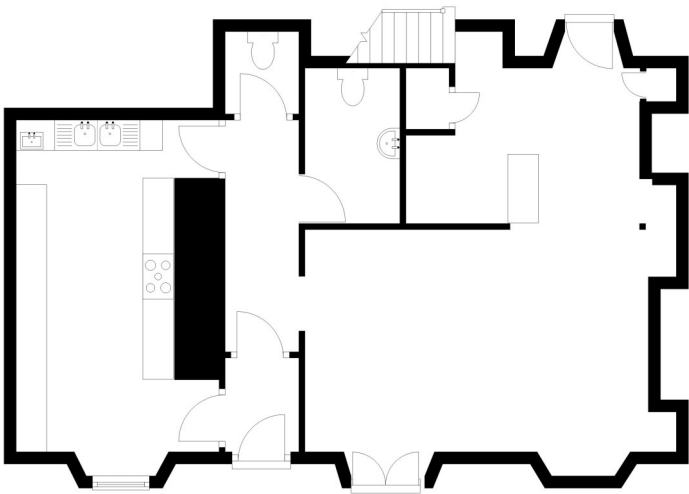
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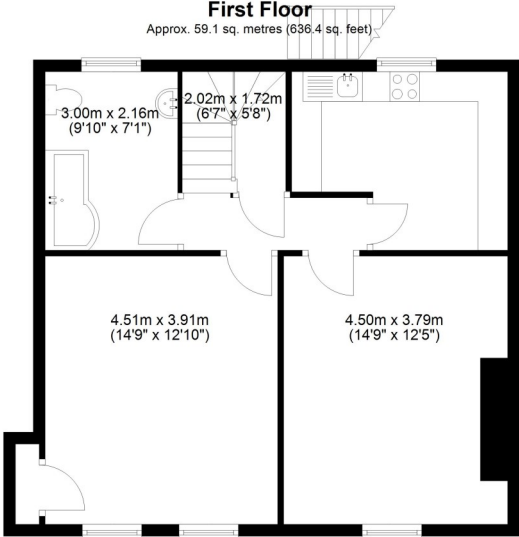
Ground Floor

Approx. 66.9 sq. metres (720.3 sq. feet)



First Floor

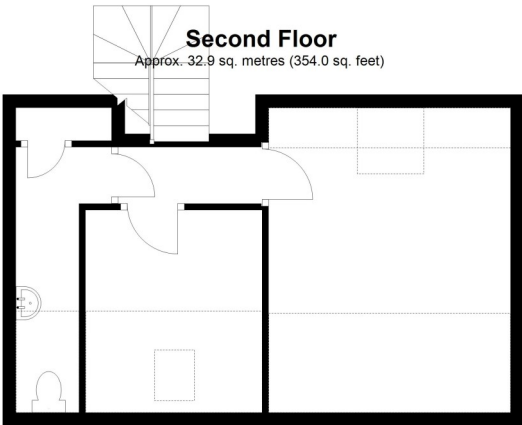
Approx. 59.1 sq. metres (636.4 sq. feet)



Total area: approx. 158.9 sq. metres (1710.6 sq. feet)

Second Floor

Approx. 32.9 sq. metres (354.0 sq. feet)



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