

For let - Office / Retail Space
21 Roxburgh Street, Kelso TD5 7DN

Edwin
Thompson 



Office/Retail Space

21 Roxburgh Street, Kelso TD5 7DN

Spacious office/retail space

Great frontage

Excellent town centre position

Ground Floor - reception/waiting area, three treatment rooms, kitchen & wc

First Floor - Two offices/stores, kitchen & wc

Net Internal Areas - 134.46 sq m (1,447 sq ft)

Guide Rent - £ 8,000 as a whole

(May consider letting as two separate units)

Ref. GP5588

Location

Roxburgh Street is situated to the north of Kelso Town Centre.

Kelso is a traditional market town, with a relatively affluent catchment area providing a higher than average disposable income supporting a good range of independent traders.

It is situated in a central position within the Scottish Borders approximately forty miles south of Edinburgh, around eighteen miles east of Galashiels. According to the 2019 Mid Year population estimate compiled by National Records of Scotland, Kelso has a population of 6,880, an increase of around 11% over that recorded at the 2001 Census (6,190).

The town is considered an important local employment and retail centre serving a wide rural hinterland. It also benefits from a relatively strong tourism sector.

Situation

Roxburgh Street is a mixed-use area, predominantly characterised by commercial units to ground level with residential accommodation above.

It is on the northern extremity of the town centre. The properties to the north of Roxburgh street are predominantly within residential use.

Description

A self-contained shop and a first floor office/storage unit.

The units occupy part of a three-storey traditional terraced tenement building. The upper levels were converted into residential accommodation which has subsequently been sold off and is now in separate ownership. These ground floor units were created in around 1997, following the redevelopment and sub-division of the former Lothian and Borders Co-operative Society premises.

The front section of the building is of traditional stone construction, with rendered finishes under pitched roofs clad in slate incorporating a standing seam metal finish to the central section of some of the buildings. There are a number of render faced cavity extensions to the rear predominantly with flat roofs finished in mineral felt.

This is a Single fronted unit with display window to Roxburgh Street and off-set entrance door.

21b occupies the first floor above the back shop of No. 21, this is again of rendered faced cavity construction under a flat roof finished in mineral felt.

Rainwater goods predominantly comprise cast iron units. There are some PVC replacements/additions to the rear. The front elevation has a parapet wall head which appears to be capped in lead. A parapet gutter is presumed to be incorporated behind this.

Areas

The property has been measured in accordance with the RICS Code of Measuring Practice to provide the following approximate areas:

Description	Sq m	Sq Ft
21 Roxburgh Street	82.79	891
21b Roxburgh Street	51.67	556
Total	134.46	1,447

E & oe Measurements taken using a laser measurement device.

Accommodation

The accommodation currently comprises:

21 Roxburgh Street -

A ground floor unit which has been upgraded and sub-divided with plasterboard lined stud partitions for current use as a beauty treatment salon and is generally provided in good decorative order throughout.

Reception, two treatment rooms each with wash hand basin, treatment room 3/ sun shower room, rear lobby, kitchen, store room and WC

21b Roxburgh Street -

A first floor unit situated above the rear shop of 21 Roxburgh Street, accessed via an external metal stair via the car park to the rear which is accessible via Crawford Street to the east.

Entrance lobby, general office, office 2, kitchen and two WCs.

Planning

The property is understood to be Category C Listed. It is within the towns Conservation Area.

Established Use of No.21 is understood to fall within Class 2 (Financial, Professional and other Services) of the Town and Country Planning (Use Classes) (Scotland) Order 1997. The Town and Country Planning General Permitted Development (Scotland) Order 1992 permits change of use from Class 2 (Professional, Financial and Other Services) to Class 1 (Retail).



Energy Performance Certificate

To be confirmed

Rateable Value

The subjects have been assessed to a Rateable Value of £7,300 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.

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

Mains electricity, water and drainage are connected. Electric heating.

Rent

£8,000

Tenure

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

What3words///

advice.design.crispier

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.

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

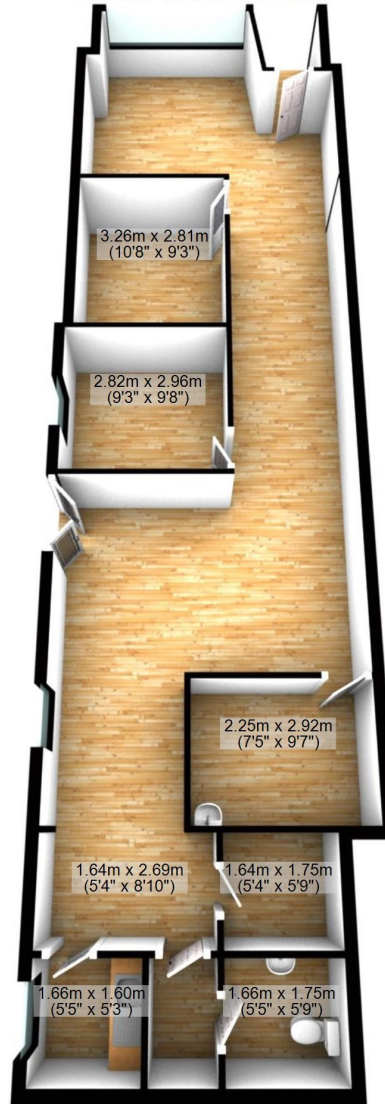
Fax. 01896 758883

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



Ground Floor

Approx. 99.5 sq. metres (1070.8 sq. feet)

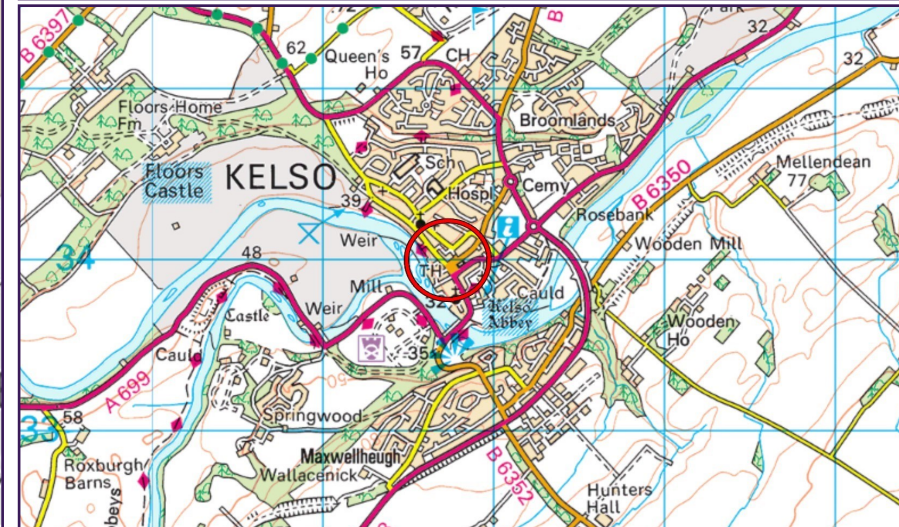
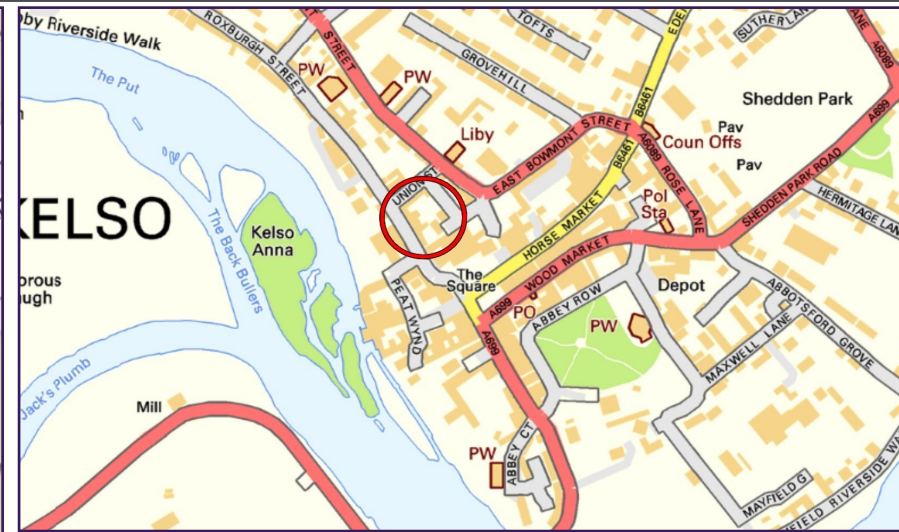
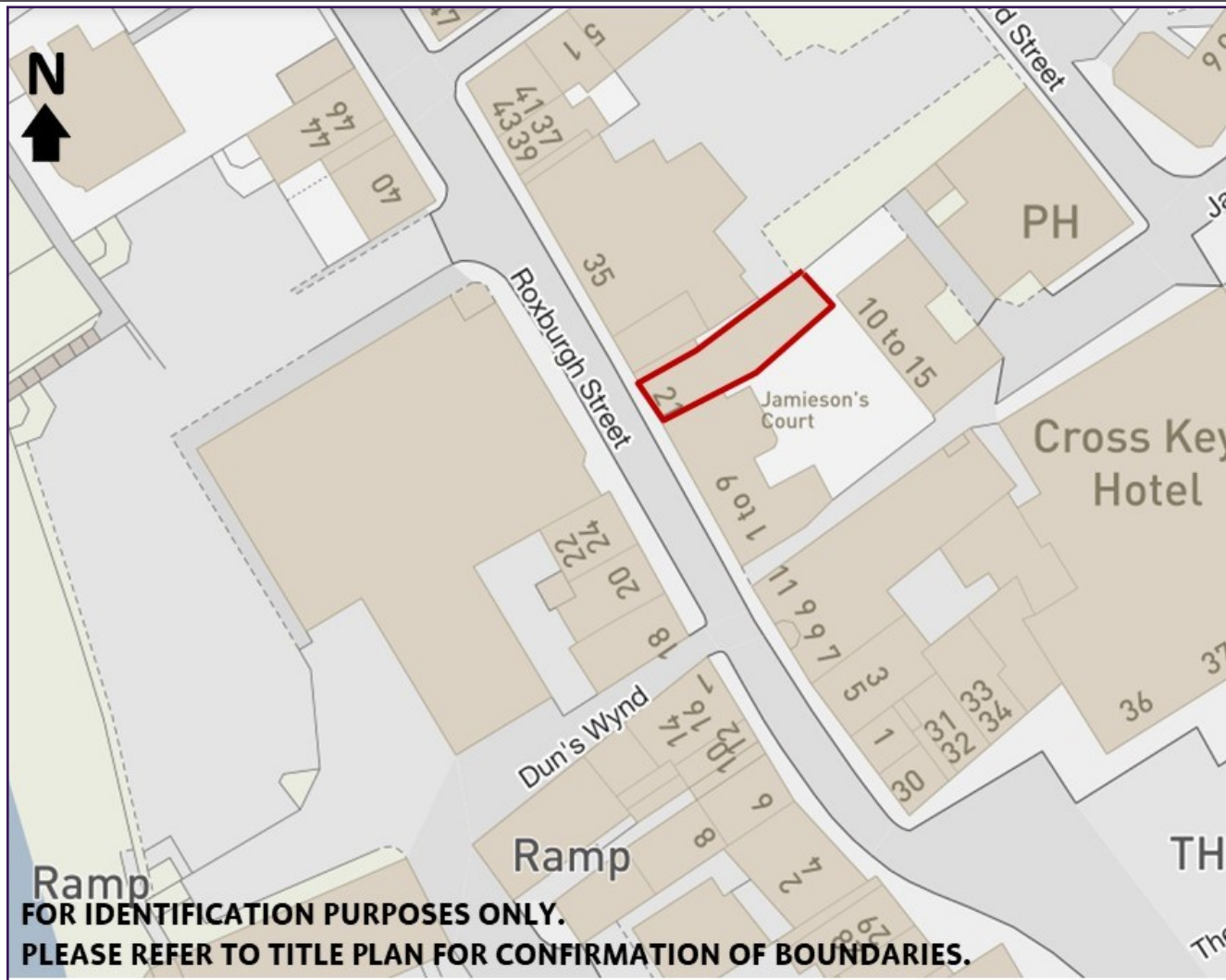


Total area: approx. 99.5 sq. metres (1070.8 sq. feet)

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

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Carlisle
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Windermere

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