

# GROUND FLOOR UNIT

22 West High Street, Greenlaw, Duns, TD10 6XA

Deceptively Spacious. NIA 106.07 sq m (1,141 sq ft). Large enclosed garden to rear.

**Guide Rent** • £6,000 per annum.  
**May consider a sale. Contact us for further information**

Established use: **Retail / Financial / Professional Services.**

May also suit: **Restaurants and Cafés; Offices / Light Industry / R&D.**

Potential for: **Hot food Takeaway or residential conversion,** subject to planning.

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BRIEF RESUME

- Versatile Ground Floor Retail / Commercial Unit
- Generously Sized, Deceptively Spacious Interior
- Large Enclosed Rear Garden Grounds
- Potential for Residential Development (STP)
- Substantial Detached External Store
- NIA: 106.07 sq m (1,141 sq ft)

DESCRIPTION

A deceptively spacious, single-storey end-terraced unit offering excellent potential for a variety of commercial or mixed-use purposes. The property comprises a traditionally constructed front section with a rendered stone façade under a pitched slate roof, complemented by a series of flat-roofed extensions to the rear.

Internally, the layout includes a front shop area, two generous preparation zones (one with a walk-in cold room), a kitchen, and access to a substantial rear store/garage.

The premises benefit from a large footprint, making it adaptable for a wide range of business ventures including hot food takeaway, café, deli, or other retail, service, or leisure uses, subject to planning where required.



The detached external store/garage to the rear features a vehicular roller shutter door and offers further storage or workshop potential.

To the rear, the property boasts a **large enclosed garden area**, predominantly laid to lawn. This outdoor space presents a rare opportunity for further development or residential conversion, subject to necessary consents.

This is a highly flexible unit, ideally suited for owner-occupiers, investors or developers seeking a property with strong potential and multiple use options.

LOCATION

22 West High Street is located on the north side of the A697, to the west of Greenlaw's village centre. The area is a vibrant mix of residential and commercial uses, with housing to the west and opposite, and a convenience store immediately adjacent.

Greenlaw is nestled in the foothills of the Lammermuirs beside Blackadder Water, approximately 7 miles southwest of Duns. The A697 offers excellent road links to Edinburgh (approx. 38 miles north), providing commuter access as well as good connectivity across the Scottish Borders.

Nearby Duns, the county town of Berwickshire, provides a comprehensive range of amenities, including retail, education, leisure and public services.

ACCOMMODATION

The accommodation currently comprises:

- Front retail/shop area
- Preparation area 1 (with walk-in cold room)
- Preparation area 2
- Kitchen
- External store
- Garage

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
Net Internal Area	106.07	1,141
In terms of Zone A	46.13	496

E & oe Measurements taken using a laser measurement.





### POTENTIAL USES AND PLANNING

Established use:

- **Class 1A – Retail / Financial / Professional Services**

Permitted Change of Use includes:

- **Class 3 – Restaurants and Cafés**
- **Class 4 – Business (Offices / Light Industry / R&D)**

There may also be **potential for residential redevelopment** of part or all of the site, particularly with the generous garden grounds and rear store, subject to obtaining the necessary planning permissions.

### SERVICES

The property is connected to mains electricity, water, and drainage.

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate has been assessed at: **G (134)**

### RATEABLE VALUE

The property is currently assessed with a Rateable Value of **£4,650** effective from 01-April-2023.

*This information is taken from the Scottish Assessors Association and should be independently verified.*

### TENURE

Believed to be **Absolute Ownership** (formerly Feudal), to be confirmed via legal title.

### VALUE ADDED TAX

The property is **not elected for VAT**.

### VIEWING & ENQUIRIES

By appointment with the sole agents.

#### Edwin Thompson LLP

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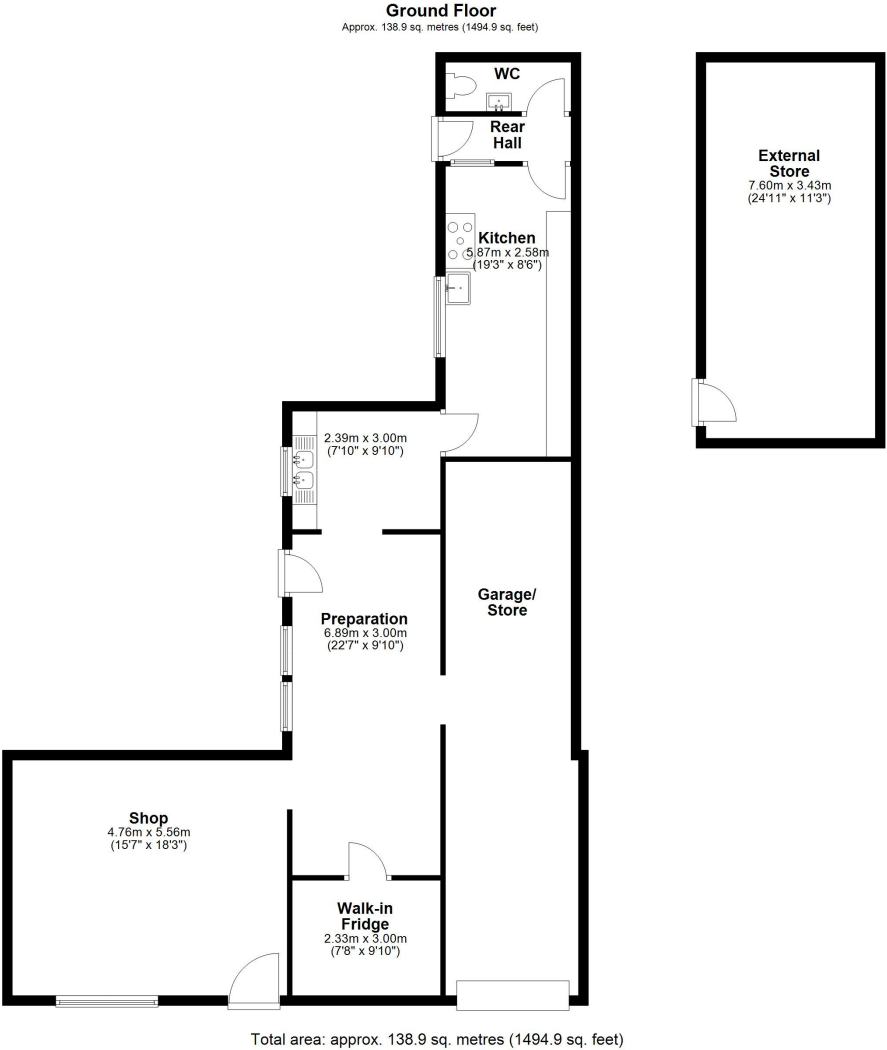
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# 22 West High Street

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