

**To Let - Class 1 (Retail), formerly Class 2 (Professional Services)**  
3 High Street, Earlston, Berwickshire, Scottish Borders TD4 6BS

Edwin  
Thompson





## Shop Premises (Class 1) with potential for Professional Service (Class 2)

No.3 High Street, Earlston, Berwickshire, Scottish Borders TD4 6BS

Dual Aspect - Double fronted display to front, further windows to side

Good decorative order

Highly flexible layout

Net internal floor area 65.79 sq m (708 sq ft)

Town Centre Position

**Guide Rent £6,000 per annum**

**Ref. GC5273**

### Location

Earlston is a historic town situated in the Lauderdale Valley to the north east of the central borders, conveniently located for access to the main Borders towns. It is an attractive town reported to date back to the 1200's and lays its claim to fame as the home of Thomas Learmonth, better known as Thomas the Rhymer.

The settlement is a bustling town situated on the edge of the A68 trunk road. It has a population of approximately 1,720 according to the 2021 population census, an increase of around 4% of the population recorded in 2001 and has a good degree of passing traffic.

The market Square which was laid out as a rose garden to mark the coronation of Queen Elizabeth and provides a pleasant town square and centre. The town benefits from a good selection of local facilities including some independent shops, public houses, a church, reputable schools with a new high school at Georgefield to the east of the town and a new primary school and health centre due to be completed in 2024, all within walking distance of the property. The town is well placed for commuting to the main borders towns and Edinburgh.

### Description

A Double fronted ground floor unit with dual aspect occupying the ground floor of a traditionally constructed two storey plus attic level end terraced property. The building is of traditional stone construction with pitched roof surfaces clad in slate.

This accommodation is highly versatile. It has been refurbished relatively recently benefitting from a relatively modern fit out with plasterboard lined walls and plasterboard ceiling with emulsion finishes. There are double doors to the centre of the front elevation with panelled inner door with glazed upper panel and appears to have been refurbished within recent years.

### Accommodation

Panelled double central doors with step up from pavement level, ¾ glazed inner door leading to well presented 'front shop', rear shop with Kitchen units along the rear wall fitted with a dual basin stainless steel sink unit, office/store with under stair storage cupboard and WC.

### Areas

The subjects have been measured in accordance with the RICS Code of Measuring Practice (current edition), to provide the following areas:

Description	Sq m	Sq Ft
Net Internal Area	65.79	708
In Terms of Zone A	51.54	555

*E & oe Measurements taken using a laser measurement device.*



### Rateable Value

According to the Scottish Assessor's Association Website this unit is assessed to a Rateable Value of £3,550 per annum effective from 01-Apr-2017.

Rates Poundage 2021/22: £0.49

The Small Business Bonus Scheme provides rates relief to help small businesses in Scotland. Where a business's combined (all business premises in Scotland) rateable value is £15,000 or less up to 100% relief is available subject to eligibility (Current 2020/2021). Further details are available from the Business Rates Team of Scottish Borders Council.

### Lease Terms

Available on by way of new full repairing and insuring lease.

Other lease terms by negotiation.

### Services:

Mains Electricity, Water and drainage. Electric panel heaters

### Energy Performance Certificate

Pending

### Planning

Established Use is understood to be Class 1 (Retail) of the Town and Country (Used Classes) (Scotland) Order 1997 (as amended), together with associated Sales.

Previous use was Class 2 (Financial, Professional and Other Services). The unit is highly versatile and may suit a range of service uses such as healthy and beauty or treatment rooms.

### Satellite Navigation

For those with Satellite Navigation the Post Code is TD4 6BS

### Rent

Guide Rent £6,000 per annum

### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

In the normal manner, where applicable, the in-going tenant will be liable for any Land and Buildings Transaction Tax, Registration Dues and VAT thereon.

### Entry

On conclusion of legal missives.

### VAT

All figures are quoted exclusive of VAT, which will be payable at the prevailing rate.

### Viewing

Strictly by appointment with the sole letting agents:

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

Tel: 01896 751300

Fax: 01896 758883

Email: s.sanderson@edwin-thompson.co.uk



76 Overhaugh Street  
Galashiels  
Selkirkshire  
TD1 1DP

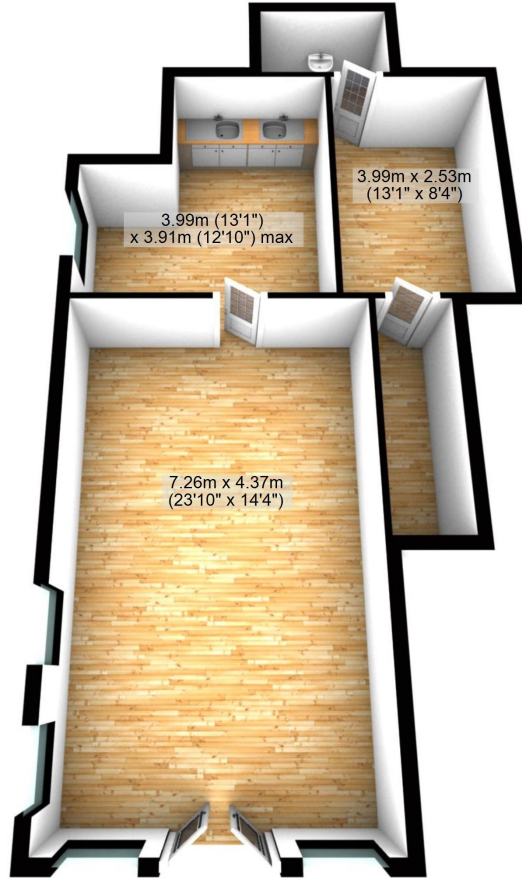
T: 01896 751300  
F: 01896 758883  
E: galashiels@edwin-thompson.co.uk  
W: edwin-thompson.co.uk

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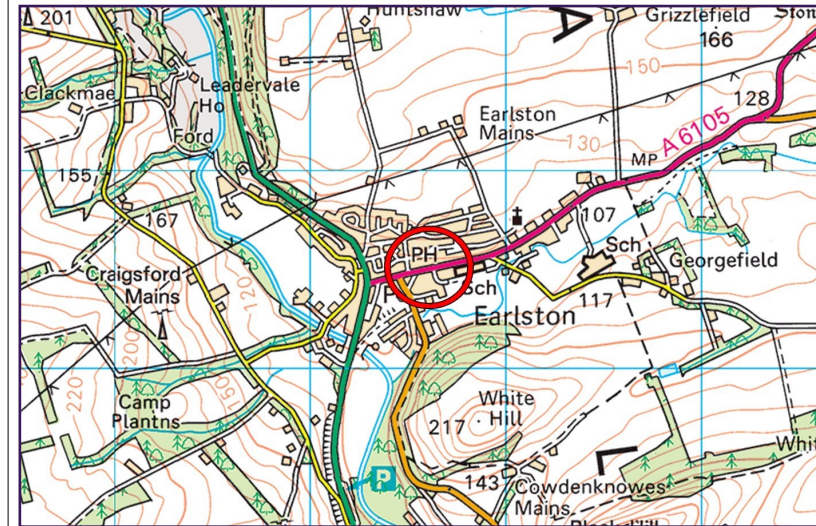
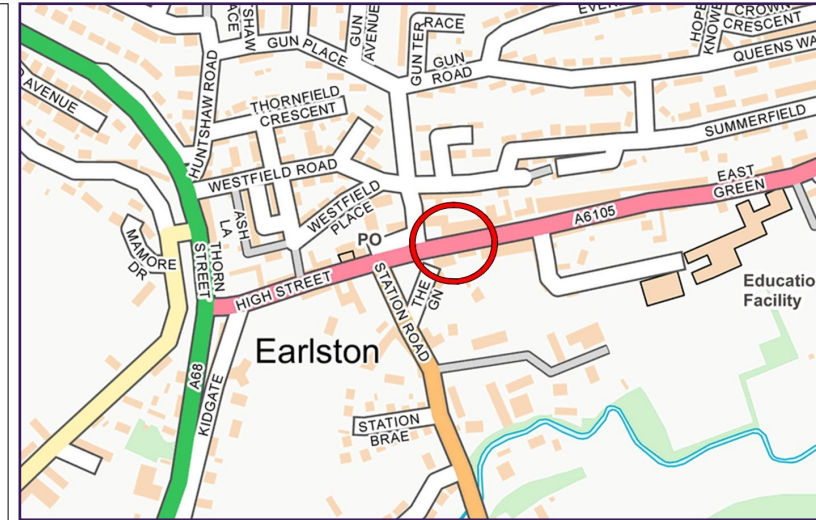


### Ground Floor

Approx. 63.1 sq. metres (679.0 sq. feet)



Total area: approx. 63.1 sq. metres (679.0 sq. feet)



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Carlisle  
Galashiels  
Kendal  
Keswick  
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