

8-16 HORSEMARKET KELSO - TD5 7HA

- Prominent position within town centre
- Modern, well proportioned units
- Dedicated, secure rear service yard
- Offered as either 2 individual shops or as a single unit



TO LET

PRIME RETAIL UNIT(S)

SPRINGFORD
COMMERCIAL PROPERTY CONSULTANTS

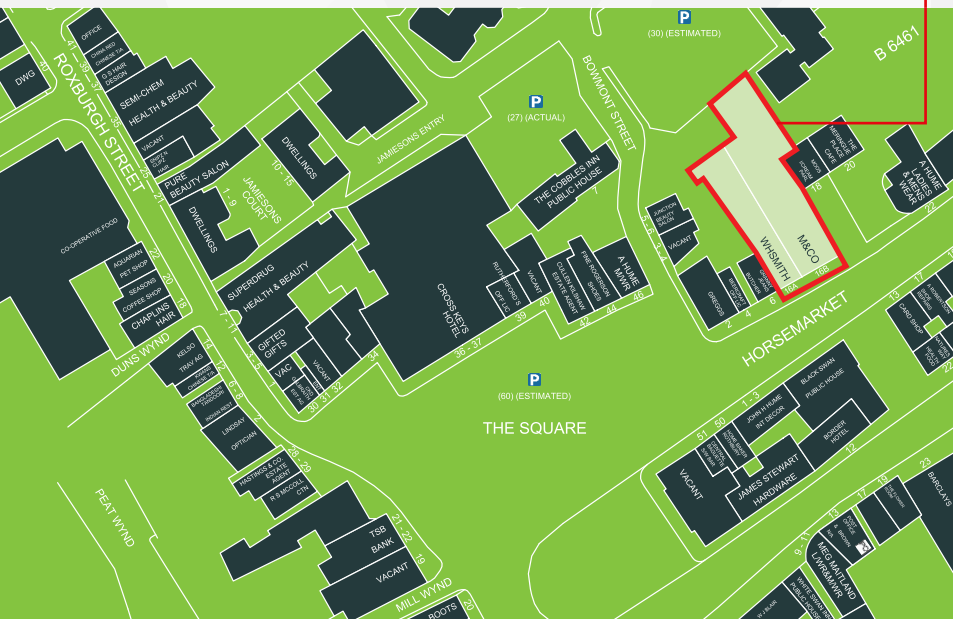
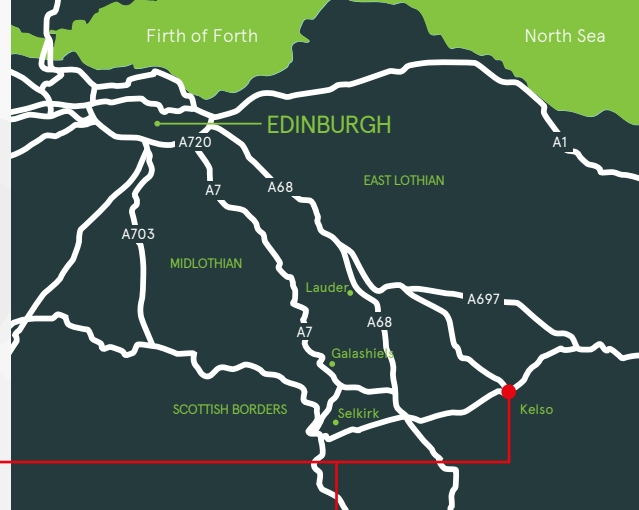
8-16 HORSEMARKET - KELSO

LOCATION

The historic and affluent market town of Kelso lies within the Scottish Borders some 43 miles south of Edinburgh, 23 miles east of Berwick upon Tweed and is an extremely popular tourist destination.

The property is situated in a prominent position close to The Square, the focal point of the town centre. There is on street parking as well as several public car parks in close proximity.

Nearby national multiples include Greggs, Boots, McColls, Lloyds Pharmacy, Fat Face and Superdrug as well as all main High Street banks. In addition, many old established traders are represented including A Hume Clothing & Country Wear and Rogerson Shoes.



ACCOMMODATION

Originally developed as a supermarket this modern, concrete framed, 2 storey building is currently split into 2 shop units on ground floor with ancillary staff/storage accommodation on the first floor serviced by a goods hoist. The property also benefits from a dedicated, secure rear service yard.

The premises offer 2 of the best dimensioned and sized retail units in Kelso town centre.

	Unit 1	Unit 2
Frontage	24'2" (7.36m)	24'7" (7.5m)
Depth	101'5" (30.9m)	125'10" (38.36m)
Ground Floor	2,325 sq ft (216 sq m)	3,000 sq ft (278.71 sq m)
First Floor	4,075 sq ft (378.58 sq m)	-

RATES

The shops are entered in the current Valuation Roll as follows:

	Unit 1	Unit 2
RV	£30,700	£27,800

Current UBR £0.466.

TERMS

The premises are offered either as two individual shop units, as currently exists, or as one, single unit by way of new FRI leases on terms to be agreed.

VAT

VAT will be charged, at the prevailing rate, in addition to any rents and/or common charges.

EPC

Copy certificates are available upon request.

LEGAL COSTS

Each party will meet their own legal costs involved in any transaction.

ENTRY

From end September 2018.

FURTHER INFORMATION & VIEWING

Strictly via the sole letting agent.

Charlie Springall

T. 0141 222 9760

M. 07976 730637

E. cas@springfordco.com

SPRINGFORD
COMMERCIAL PROPERTY CONSULTANTS

Suite 3/3
75 Bothwell Street
Glasgow G2 6TS

Important Notice – Springford & Co and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Springford & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. December 2017.