

TO LET • UNIT 1

8 - 16 HORSEMARKET, KELSO • TD5 7HA

SPRINGFORD
COMMERCIAL PROPERTY CONSULTANTS

Prominent position within town centre

Modern, well proportioned unit

Dedicated, secure rear service yard



**PRIME
RETAIL
UNIT**

UNIT 1 · 8 - 16 HORSEMARKET

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.

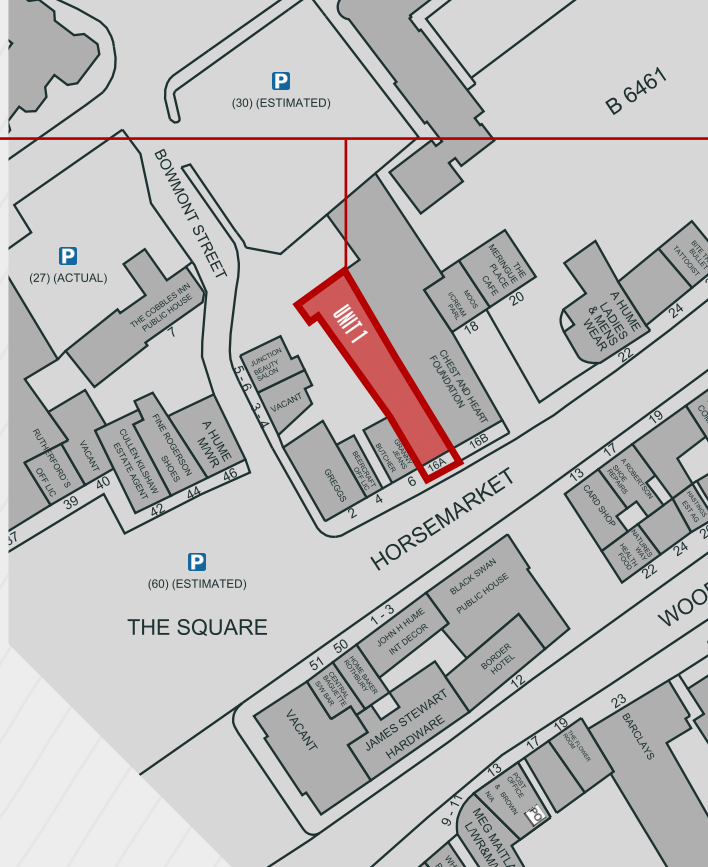
The property is situated in a prominent position close to The Square, the focal point of the town centre. There is on street parking as well as several public car parks in close proximity.

Nearby national multiples include Greggs, Boots, Co-op Food, Fat Face and Superdrug. In addition, many old established traders are represented including A Hume Clothing & Country Wear and Rogerson Shoes.

ACCOMMODATION

The premises offer one of the best dimensioned retail units in Kelso town centre contained within a concrete framed 2 storey building. The ground floor is supplemented with ancillary staff and storage accommodation on the first floor serviced by a goods hoist which is accessed from the dedicated, secure rear service yard.

FRONTAGE	24'2" (7.36m)
DEPTH	101'5" (30.9m)
GROUND FLOOR	2,325 sq ft (216 sq m)
FIRST FLOOR	4,075 sq ft (378.58 sq m)



VAT

All rents and figures quoted are exclusive of VAT at the prevailing rate.

ANTI MONEY LAUNDERING

In order to comply with legal/statutory requirements any offers accepted will be subject to appropriate AML checks being carried out.

EPC

Available upon request.

ENTRY

By agreement.

FURTHER INFORMATION

Strictly via the sole letting agent:

Charlie Springall
07976 730 637
cas@springfordco.com

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RATES

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

RV	£27,500	Each new occupier has the right to appeal against this assessment.
UBR	£0.481	

TERMS

The unit is available on the basis of a new FRI lease, for a negotiable period. Rent upon application.

LEGAL COSTS

Each party will meet their own legal costs involved in any transaction. The incoming tenant will be responsible for any LBTT, registration dues and any VAT incurred thereon.