

FOR SALE

OFFICE ACCOMMODATION/
DEVELOPMENT
OPPORTUNITY

Galbraith

- Attractive traditional property
- Town centre location
- Scope for alternative use subject to the necessary consents
- On street parking
- Approximately 1,766 sq.ft (164.11 sq.m)

66 WOODMARKET

KELSO

TD5 7AX



Location

66 Woodmarket is located in Kelso town centre a short distance from Horsemarket and Roxburgh Street which are principal shopping streets in the town. The street is made up of commercial and residential properties with nearby occupiers including: Orvis, Fat Face, Greggs, A Hume Outfitters, James Stewart & Son and Royal Bank of Scotland.

Kelso has a population of approximately 7,000 and is an important commercial centre that services the wider rural hinterland.

Description

The property is a two storey traditional sandstone building currently used as an office on the north side of Woodmarket in Kelso. The property has been finished to a high standard and benefits from open plan office accommodation on the ground and first floors with additional back office accommodation and toilet facilities. We calculate that the subjects extend to approximately 1,766 sq.ft (164.11 sq.m).

Planning

The property is located within the Scottish Borders Local Development Plan area and is within the Kelso settlement boundary. Woodmarket is located in the Kelso conservation area.

The property is currently used as office accommodation, however, there may be scope to convert the property to residential use, subject to obtaining the necessary consents.

Any further planning enquiries can be directed to Scottish Borders Council: 0300 100 1800.

Method of Sale

Our clients are seeking offers in excess of £175,000 for their freehold interest in the subjects.

Interested parties will be notified of a closing date and requested to submit a heads of terms offer. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales.

We recommend that interested parties note their interest in the site in order to be kept informed of any closing date and to receive any additional pertinent information.

Services

Mains Water
Mains Drainage
Mains Electricity
Heating Electric

Energy Performance Certificate

The property has an EPC rating of G.

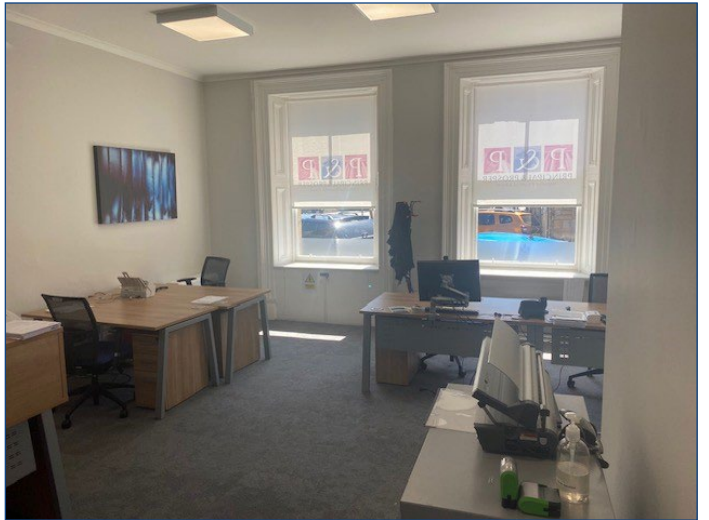
Legal Costs

Each party will be responsible for bearing their own legal costs. The purchaser/s will be responsible for LBTT, registration dues and VAT incurred in connection with the transaction.

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Viewing and Further Information

Viewings are by appointment only. Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

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Galbraith for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending

purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so;

iii) no person in the employment of Galbraith has any authority to give representation or warranty whatever in relation to this property;

iv) all prices, rents and premiums are exclusive of VAT at current rate

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