



COMMERCIAL PLOT BUCCLEUCH STREET, MELROSE SCOTTISH BORDERS

Excellent town centre location

- Popular town in an accessible Borders location.
- Central location.
- Scenic surroundings.
- Full planning consent for commercial use.
Class 1 (retail) and Class 2 (office)

Scottish Borders
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SITUATION

Buccleuch Street lies in the very heart of Melrose and forms part of the town centre one way system.

Melrose is a thriving small market town which boasts a wide variety of independent shops, restaurants and hotels, a health centre and professional services plus local and independent primary level schools. The Borders General Hospital is less than 1.5 miles away.

The Scottish Borders Railway, with a station in nearby Tweedbank, provides excellent access by rail to Edinburgh. Both the A68 and A7 trunk roads are within easy reach and provide good road links to the north and south.

DESCRIPTION

The undeveloped site extends approximately 61 square metres. The site is bound to the north by a stone wall, and to the south, west and east by the neighbouring properties. The site benefits from a right of access over the lane located on the eastern boundary.

The subjects have been granted full planning permission for the erection of a unit for Class 1 (Retail) and Class 2 (Office) use by the Scottish Borders Council (ref 18/00142/FUL).

IMPORTANT NOTE

The subjects are located within the Conservation Area.

SERVICES

The subjects will be connected to mains water, electricity and drainage.

VIEWING

Strictly by appointment with the selling agents.

PLANNING AUTHORITY

Scottish Borders Council, Council Headquarters, Newtown St Boswells, TD6 0SA (Tel: 01835 824000).

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing Prospective purchasers are advised to seek their own professional advice.

2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances.

3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.

4 Closing Date/

A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously.

The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

5 Offers

Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to Galbraith, 21 Woodmarket, Kelso, TD5 7AT.

6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

7. Photographs taken in November 2020.

