



eric young & co

Retail

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TO LET/MAY SELL

Shop Unit

6 Roxburgh Street
Kelso TD5 7DH

Class 3 Consent



LOCATION

Kelso is a popular market town located in the Scottish Borders and is approximately 43 miles from Edinburgh. The town has a population of approximately 6,000 persons and benefits from good tourist trade throughout the year as it is home to tourist attractions such as Kelso Abbey ruins and Floors Castle.

The subjects are situated on the west side of Roxburgh Street located in close proximity to The Square, the largest market square in Scotland. Nearby occupiers include **Superdrug, Co-op, TSB** and **British Heart Foundation**.

ACCOMMODATION

The unit is arranged over the ground and basement floors. We calculate the unit extends to the following approximate net internal floor areas:

Ground Floor	634 sq ft	(58.90 sq m)
Basement	604 sq ft	(56.11 sq m)
Total	1,238 sq ft	(115.01 sq m)

LEASE

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

PLANNING

The subjects benefit from Class 3 (hot food) consent.

RENT

Offers of **£10,000 per annum** exclusive are invited.

PRICE

Fixed price of **£100,000** exclusive.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£8,200**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48p this rateable value will result in an estimated rates liability in financial year 2018/19 of **£3,936**.

The property may qualify for 100% rates relief through the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = E

DATE OF ENTRY

By arrangement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co - 0131 226 2641.

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AR/JH/KEL15

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