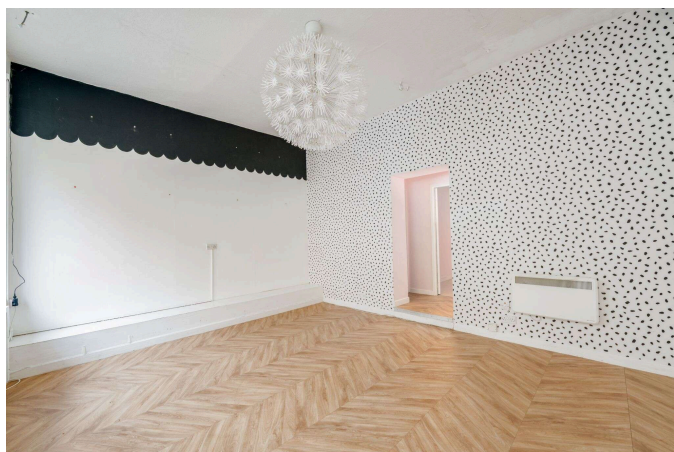


Commercial



18 Roxburgh Street Offers Around £80,000

Kelso, TD5 7DH



An Excellent Retail Premises With Great Window Frontage, Staff Facilities And Storage. Positioned Just Off Kelso's Iconic Cobbled Town Centre Square With Passing Footfall, Charming, Cobbled Streets And A Range Of Well Supported Independent Retailers. Excellent Scope For A Range Of Uses And An Adaptable, Spacious Layout.



18 ROXBURGH STREET

Super retail premises positioned just off Kelso's iconic cobbled town centre square with passing footfall, charming cobbled streets and a range of well supported independent retailers. Excellent scope for a range of uses and an open plan and spacious layout.

This welcoming and bright retail unit is set in a central position within Kelso's vibrant high street; within a charming cobbled street enjoying excellent footfall, plenty of free parking and a range of well supported independent retailers. The premises benefits from 2 large shop display windows, good internal square footage and a w/c facility and kitchenette. Offering a versatile space in one of the Scottish Borders most desirable towns, the premises would lend itself to a range of business uses. There is good storage to the rear area of the shop. Altogether an excellent retail premises.

LOCATION

Kelso is a vibrant and historic Borders town proudly positioned at the confluence of the Rivers Tweed and Teviot. Long regarded as one of the most attractive and unspoiled towns in the region, Kelso has become an increasingly popular choice for homebuyers, offering a blend of heritage, lifestyle, and modern convenience.

Amenities: The town centres around its distinctive Flemish-style cobbled square, home to artisan shops, independent retailers, cafés, and services. Kelso benefits from excellent leisure and beauty facilities, supermarkets, and a broad range of mainstream amenities. The town's rich history is reflected in landmarks such as Floors Castle and the remains of its notable Augustan Abbey, contributing to a thriving visitor and holiday trade.

HIGHLIGHTS

- Large window frontage
- Parking close to property
- Versatile space suiting a range of business models
- Central location in town centre
- Kitchen / Staff area
- Suitable for Business Use.

SERVICES

Mains Electricity, Water and Drainage. There is also a telephone line and Wi-Fi ready via your chosen provider.

BUSINESS RATES

Small business rates exemption may apply subject to status. All enquiries to Scottish Borders Council.

VIEWING

To register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers around £80,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.