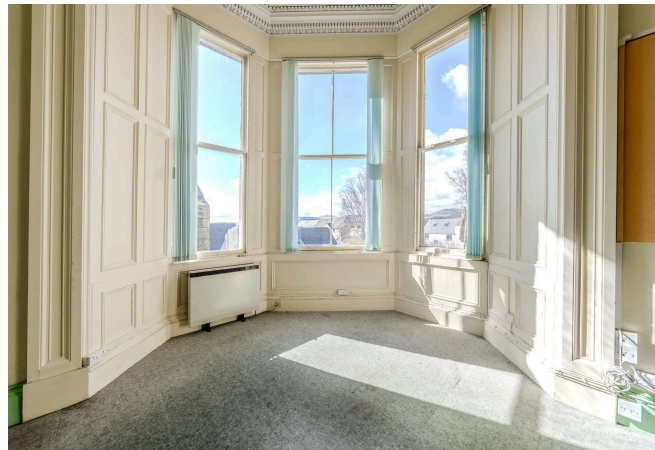


Commercial



HASTIN & S LEGAL

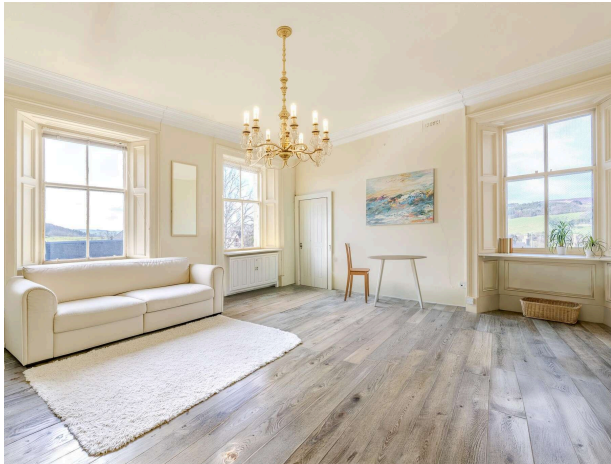


Office Premises Guide Price £95,000

Selkirk, TD7 4BT



6 Market Place Is Positioned In The Heart Of The Town, This Iconic Building Set On The Vibrant Market Place Offers Incredible Square Footage And A Versatile Interior. Ideal As A Business Studio Or Office, With Obvious Development Potential.

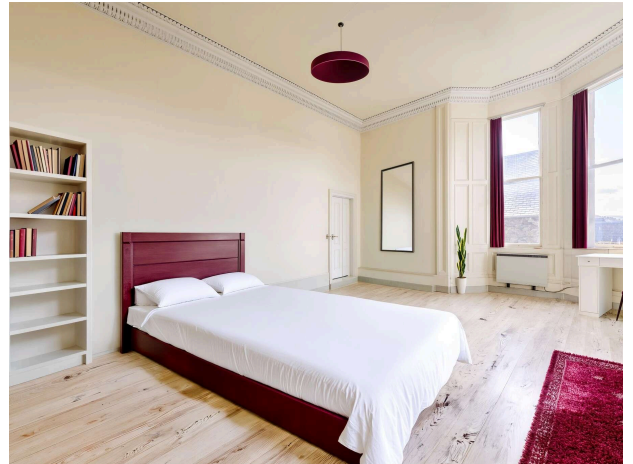


A first floor office suite with exceptional development potential. Boasting retained features, incredible room proportions, outlooks towards the valleys and town, this centrally positioned premises is full of opportunity for the right buyer.

In a prominent position overlooking the town, the former bank building sits proudly with a striking stone frontage. The office suites are positioned on the first floor, allowing elevated outlooks and excellent levels of natural light throughout. With endless scope for a variety of business and office use, the premises extends to around 149 sq meters, with the adaptable configuration previously the bank managers offices and still retaining much of the original features, including high ceilings, sash and case window, cornicing and shutters. Undoubtedly, as scope for change of use to a residential, 6 Market Place offers an exciting opportunity for the developer. With a main door set to the side of the property, a well kept stairwell services the first floor, shared with the neighbouring office unit on the ground floor and the upper flat. The central stairwell then splits into two office units, with promise as two self contained apartments, subject to the relevant permissions.

LOCATION

The property is ideally placed within Selkirk for all town centre amenities; with a good selection of small local shops providing for everyday requirements, and schools from nursery to secondary level all easily accessible. The property also benefits from easy access to Edinburgh via the A7 and is within easy reach of the new Borders rail connections with the opening of the Waverley Line and new stations at Galashiels and Tweedbank. The area has good road and bus connections to all central Borders towns and is surrounded by beautiful countryside with rolling hills and scenic valleys all close to hand.



HIGHLIGHTS

- Excellent central position
- Good levels of footfall and unrestricted parking available
- Striking building
- Spacious office area
- Versatile space

MEASUREMENT

See floorplan.

ENERGY EFFICIENCY

Band G.

ADDITIONAL INFORMATION

All fixed items as viewed are included in the sale. Marketing details show illustrative staged images for the purposes of potential residential use – please note no application for change of use to residential has been made. Available as vacant possession.

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £95,000 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.