Commercial







17 17 Woodmarket
Kelso, TD5 7AT

Nestled in the heart of Kelso, 17 Woodmarket presents an exceptional opportunity for those seeking a prime commercial retail property with well proportioned trading space and large, secure basement storage.

Commercial

HASTINGS LEGAL PROPERTY

01573 225999 • lines open until 10pm
www.hastingslegal.co.uk





Positioned in Kelso's iconic cobbled town centre square, 17 Woodmarket is a perfectly placed shop premises with great window frontage and a well-proportioned trading space.

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.

• Schooling: Kelso is exceptionally well served for education, with a modern primary school and a state-of-the-art secondary school offering high-quality facilities for local families.

• Population: As one of the Borders' most sought-after towns, Kelso has a welcoming and active community of around 7000, supported by a wide variety of clubs, events, and cultural and sporting activities.

• Transport Connections: The town enjoys excellent road links to neighbouring Border towns and is commutable to Edinburgh. Rail connections are easily accessed via Berwick-upon-Tweed on the East Coast Main Line. The surrounding countryside provides endless walking routes, trails, and outdoor pursuits, including fishing on the River Tweed, making Kelso a clear favourite for those seeking both lifestyle and connectivity.

SHOP PREMISES

The main trading area extends to approximately 30m2 and benefits from a large window frontage and access directly off Woodmarket. The shop area is light and airy with high ceilings and plenty of display space. Towards the rear there is a useful storage/office complete with kitchen facilities as well as a separate cloakroom with WC and wash hand basin.

BASEMENT

Off the main shop floor to the rear, stone steps lead down to the basement area where there is a private and secure storage room which extends to approximately 18m2.

REAR

For delivery of goods etc, there is a shared covered pend to the side of the shop which leads to a small shared courtyard. From the courtyard an external door opens onto the stone staircase which leads directly to the basement.

SERVICES

Mains water and drainage. Gas central heating

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £6,500 effective 1st April 2026.

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

ADDITIONAL INFORMATION

All enquiries should be made to Borders Country Lets. Viewings strictly by appointment only.

Rent £550 per month, with a deposit of £750. Terms of the lease will be discussed and agreed between the parties upon agreed offer.