

30 Woodmarket



30 Woodmarket
Kelso, TD5 7AX

£550 Per Month



0 bed



0 public



0 bath



Occupying an excellent position within the heart of the town, this well-presented and naturally bright commercial premises offers an excellent opportunity for a variety of business uses, subject to any necessary consents.

The property benefits from a prominent window frontage, good passing footfall and convenient off-street parking close by, making it particularly well suited to a range of office, retail or professional uses.



Woodmarket is a well-established and particularly attractive street within the town centre, providing a popular and accessible setting for local businesses. The premises have previously been successfully operated as an office and are already fitted out to provide a practical working environment.

The main accommodation is bright and well proportioned, offering ample space for freestanding desks, furnishings and storage. The current layout has comfortably accommodated three desks together with a storage cabinet, demonstrating the flexibility of the space for a small business or professional practice.

To the rear is a useful kitchenette and additional storage area, together with a WC. A basement provides further valuable storage space and adds to the overall practicality of the premises.

With its central location, attractive frontage, good natural light and versatile internal accommodation, this is an appealing opportunity for businesses seeking a well-positioned commercial premises within the town centre.

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.

HIGHLIGHTS

- Prime town centre location
- Excellent levels of footfall
- Good window frontage
- Successful history office
- Potential for change of use for other business ventures

SERVICES

Mains water, electricity and drainage.

ENERGY EFFICIENCY

Pending.

RATES

Current rateable value £5400 per annum but may be eligible for 100% relief through the small business rates relief scheme

VIEWING

To register your interest or request further information, call 01573 225999 - lines open 5 days a week including evenings, weekends and public holidays.

RENT

£550 paid monthly. Deposit and references will be required. Terms of the lease will be subject to discussion.