



36 Castle Street, Duns, TD11 3DP



Offers Over £39,950

- Retail Premises
- Kitchenette & WC
- Clean Decorative Order
- Near Duns Square
- Main Shop & Alcove Storage
- Approx. Floor Area - 22.75m Sq.
- Walk-in Condition
- Modern Fittings

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EPC

 N/A

Interested In
viewing this property?

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LOCATION:

36 Castle Street is located to the North of Duns Square. Duns is the County Town of Berwickshire. It has a population of approximately 2,760 according to the 2020 Mid-Year Population Estimate prepared by the National Records of Scotland, broadly level with the population recorded at the 2011 Population Census. Whilst a relatively small town, it serves a wide rural hinterland. The Town provides a good range of local facilities and services including primary and secondary schools, a variety of independent shops, banking services, public houses, restaurant, vets surgery, police station, garages, garden centre, library, council and housing association offices. The area boasts a range of attractions including Duns Castle, several stately homes, the annual Common Riding and the Jim Clark Museum.

DESCRIPTION:

A ground floor double fronted retail unit on the fringe of Duns Town Centre in a secondary trading position. Castle Street is now predominantly residential with only a few non-domestic properties on the street. This Category 'C' Listed property forms part of this detached two storey building and is believed to date back to the late nineteenth century. The property is built in sandstone with dressed coursed ashlar to the Castle Street elevation. The shop was renovated by its present owner and was recently used as a nail bar / beautician and is walk-in condition. The accommodation currently comprises main shop area, kitchenette, and WC. Internal Floor Area 22.75 metres squared.

EXTERNALLY:

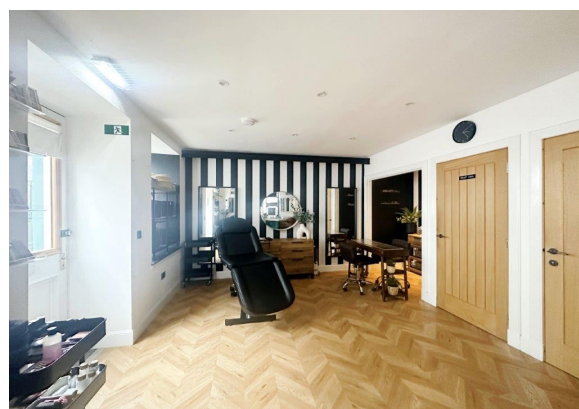
The property is at the end of a street with no-through road and is accessed direct from the pavement.

SERVICES:

The subjects are assessed to a Rateable Value of £3,250 effective from 01-April-2023.

IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.



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FLOOR PLAN:

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION:

- MAIN SHOP FLOOR (4.98M X 3.48M)
- ALCOVE AREA / STORAGE (1.72M X 1.00M)
- KITCHETTE (1.09M X 1.00M)
- WC (1.82M X 1.00M)

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