

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



3 West High Street, Greenlaw, TD10 6XA

OIRO £42,000



Located in the heart of Greenlaw, approximately 7 miles from Duns, 3 West High Street brings an exciting opportunity to the commercial investor. Extending to an approximate 60sqm the versatile space offers a unique sense of potential for a variety of business, and is currently leased and utilised as the 'Rocks and Roses Tea Room'. Offered at £40,000 and currently obtain a rental of £300 per month, 3 West High Street offers an attractive 9% gross rental yield to the new owner, in addition to the scope for personal business use should the tenancy come to an end. Viewings are considered essential to fully appreciate.

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Location:

Greenlaw is a large rural village, lying on the A697, approximately 38 miles from Edinburgh and within comfortable reach of larger Border towns such as Duns, Kelso, Galashiels and Berwick-upon-Tweed. Edinburgh is only a 40 minute commute by car, the East Coast Mainline is accessible from Berwick-upon-Tweed railway station and the Waverley line to Edinburgh is 18 miles away at Tweedbank. The village has a very good range of local amenities including a doctor's surgery, post office, bank, butcher, village store, bowling green and caravan park. Primary schooling is available within the village and there is a bus service to the local secondary school at Duns which has a modern high school.

Rateable value:

According to the Scottish Assessor's website (www.saa.gov.uk), the unit has a rateable value of £3,300 per annum, as of 1st April 2023. The uniform business rate for the current year is £0.49 pence in the pound. Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.



EPC:

Pending

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, bathroom fittings, and light fittings.

Services:

Mains electricity, water and drainage. These services will require to be slip from the residence at 5 West High Street, Greenlaw.

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.



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Approximate Gross Internal Floor Area: 50.7 m² (548 sq ft)



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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.

Full members of:

