

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

TO LET



SHOP: 1 West High Street Lauder

TD2 6TF

£575 PCM



COMPLETELY REFURBISHED Well located shop premises set in the heart of the bustling Border Town of Lauder. The property would suit a variety of purposes, most recently trading as a Newsagent/Convenience Store. The accommodation comprises; L-shaped front shop, back shop, Toilet with WC & wash hand basin. Cupboard with Sink and water heater. Available on flexible terms by way of a Full Repairing and Insuring Lease.



SHOP: 1 West High Street Lauder

TD2 6TF

£575 PCM

Ground Floor
Front Shop 7.64m x 4.50m
largest measurements
Back Shop 4.78m x 2.69m
Toilet with WC and WHB
Cupboard with Sink and water heater

Location:

Only 22 miles from Edinburgh on the A68, the small Borders town of Lauder is highly sought after by the commuter and has several of the regions principal towns and villages close by as well as many major local employers. The High Street is mostly characterised by a mix of shops, restaurants and hotels.

Description:

COMPLETELY REFURBISHED Well located shop premises set in the heart of the bustling Border Town of Lauder. The property would suit a variety of purposes, most recently trading as a Newsagent/Convenience Store. The accommodation comprises; L-shaped front shop, back shop, Toilet with WC & wash hand basin. Cupboard with Sink and water heater. Available on flexible terms by way of a Full Repairing and Insuring Lease.

EPC:

G

Services:

Mains drainage, water and electricity.

Lease Terms:

The subjects are offered for Lease on a Full Repairing and Insuring Lease.

Viewing:

Strictly by appointment with the Letting Agents.

Rent:

A rent of £675 pcm (£8,100 pa) is sought.

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Galashiels Call 01896 758311

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

Also at
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868

Whilst these particulars are prepared with care and are believed to be accurate neither the Letting 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:

OnTheMarket.com

rightmove

spc
scotland

b'spc

e'spc