

LEGAL  
HASTIN & S

Combined  
Home & Business  
Opportunity



# 5 Market Square & 2 Church Square

Duns, TD11 3DD





This artisan retail unit complete with townhouse and studio is a perfect lifestyle opportunity and ideal for those seeking a family home and business opportunity combined. Located in the heart of this thriving market town, the retail unit on the ground floor runs as a successful tearoom and café with associated antiques sales; ideally placed to cater for both locals and the busy tourism trade in the area. The townhouse which extends over the first and second floors is an interesting period property with plenty of original charm and character; well suited as a family home but also with obvious scope for Bed and Breakfast or the increasingly popular Airbnb. The studio towards the rear, currently used as storage has excellent potential for further development and could be incorporated to expand the retail space if desired.



The retail space on the ground floor is where the obvious business potential lies. However the townhouse lends itself for use as a BandB or Airbnb. Currently boasting an 'Exceptional' rating on Booking.com and with few other B&B's in the town there is real scope to develop this side of things further with potential to considerably increase the income that this generates. The current vendor has scaled back the B&B element of the business in recent years but this rare combination of retail and residential offers an exciting opportunity for those looking to take on or carve their own unique venture with potential for a thriving, successful and profitable business.

### LOCATION

Duns has good educational and recreational facilities including primary and secondary schools, a swimming pool, tennis courts, 18 hole golf course, library, various speciality shops and walks and nature reserve within the grounds of Duns Castle and is home to the classical Edwardian Mansion at Manderston. Edinburgh is 45 miles away with the main East Coast rail line at Berwick upon Tweed some 15 miles distant.

### KEY FEATURES

- Prime Location Town Centre Retail Space
- Excellent Lifestyle Opportunity
- Home and Business Opportunity Combined
- Scope to Further Develop/Expand The Business & Increase Turnover
- Traditional and Characterful Townhouse Accommodation

### RETAIL SPACE

Retail spaces in Duns don't come much more prominent than this. Positioned on the corner of the main Market Square with outlooks over the town centre, the retail space benefits from a double window frontage. Currently operating as a tearoom with associated antiques

sales, this presents the ideal opportunity for the lifestyle buyer who is looking for a business venture of their own. The retail unit comprises two sizeable rooms to the front currently used as the café and antique sales with a kitchen area located towards the rear. Access from the kitchen leads to a large store room beyond which forms part of the studio. This space could be altered and utilised to extend the business premises if desired. The retail unit, whilst perfectly suited to its current use, provides flexibility and would lend itself to various different retail opportunities.

### TOWNHOUSE

With accommodation extending over the first and second floors, this B Listed townhouse offers interesting and characterful accommodation. The majority of the accommodation benefits from large windows to the front overlooking the town centre and as you would expect from a property of this nature there are many original period features to enjoy such as open fires, decorative cornicing and high ceilings. A family dining kitchen and well-proportioned double bedroom are located at first floor level whilst the second floor comprises a cosy sitting room bathroom and two further bedrooms. A small continental style courtyard to the rear leads off Church Square and allows access to the townhouse as well as the studio and to the rear of the retail unit.

### STUDIO

This two storey building to the rear offers endless opportunities; the ground floor is currently utilised as storage for the retail unit. The upper floor benefits from vaulted style ceiling with windows to the rear; again currently used as storage this would be an ideal artist's studio, craft space or could be reconfigured and incorporated as part of the retail space if desired.

### GARAGE

With vehicular access off Church Square and pedestrian access to the enclosed courtyard at the rear.

### SERVICES

Mains services. Gas central heating.

### COUNCIL TAX/ RATEABLE VALUE

2 Church Square – Council Tax Band C

5 Market Square – Rateable value of £6600

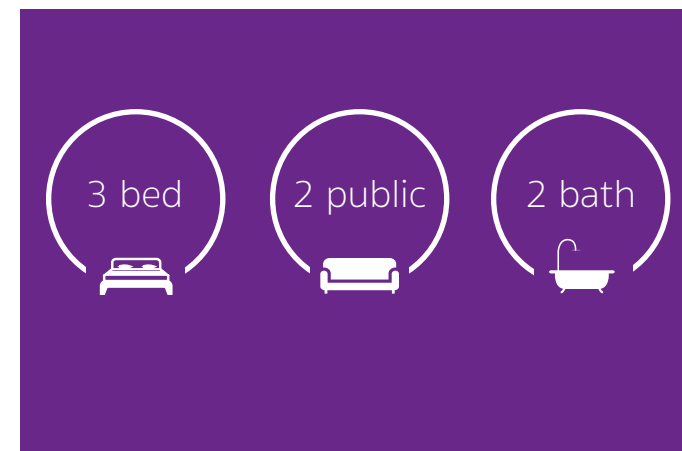
### VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

### MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



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