



Location Shot of Kelso Square



Office Premises

Bridge Street, Kelso, TD5 7JD



First Floor Office in Ideal Location in Central Kelso.

Well Equipped Office Premises In Prime Town Centre Location

Reception, Lobby with Kitchen Area, WC, Three Spacious Offices



14 Bridge Street enjoys an excellent location for business within the centre of Kelso with good outlooks over Bridge Street and a good mix of surrounding premises including quality shops, offices, hotels and housing servicing the local community and visitors. Located in the heart of the town's retail and commercial area; a much improved and restored part of town benefitting from the recent town regeneration works. The building is of historical interest, having a connection with Walter Scott being the former printing office where the first two volumes of Scott's Minstrelsy was printed in 1802. In recent times the offices have served as a surveyor's office and with its impressive stone flag floor entrance and well equipped accommodation with three office rooms overlooking Bridge Street; it represents an ideal property and location for a professional business.

LOCATION

Kelso, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. Nearby features include the remains of the historic 12th Century Abbey, the Flemish Cobble Square, Floors Castle and the old bridge across the Tweed. The town is a true market town serving the surrounding farming communities and has a fine reputation attracting many to visit and stay in this increasingly sought after location within the Borders.

SUMMARY

A traditional red painted panelled external door opens off Bridge Street to a white painted covered alley or vennel with flagstone floor and the main office entrance at the far end. While the passage is in the ownership of the vendor, a right of access exists over the passage for the benefits of two flats, Nos 14a and 14b in the adjoining building. A matching office entrance door leads to a staircase with winding stairs to the reception on first floor level with reception hatch and spacious front office. This lies next to staff facilities with a kitchen and WC. The three offices lie to the front and are bright and spacious particularly the main office with twin windows overlooking Bridge Street with two further offices

to the side. There is additional attic storage accessed off the landing and scope for further storage/development subject to appropriate permissions.

SERVICES

All mains services with gas central heating.

ROOM MEASUREMENTS AND ACCOMMODATION

Reception	4.1m x 3.2m (13'7" x 10'7")
Office One	4.20m x 2.50m (13'10" x 8'2")
Office Two	3.00m x 2.40m (9'11" x 7'10")
Office Three	4.20m x 3.20m (13'10" x 10'6")

There is also a cloakroom and small kitchen, off which there is a ladder stair to an upper storage area of approx 6sq m with door to a spacious roof void which could provide scope for extending the accommodation.

BUSINESS RATES

Business rates exemption may be available and if considered appropriate purchasers are advised to make appropriate enquiry with Scottish Borders Council.

ENERGY EFFICIENCY

Rating G

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.