

**Hawick**

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## 28 Harbour Road, Eyemouth, TD14 5HY

**OIRO £150,000**



Presented to the market in immaculate condition throughout, 28 Harbour Road is an exciting addition to the commercial market within Eyemouth. Currently occupied by Graham Reid Accountancy, the expansive, three storey property spans over an impressive 187sqm and offers highly versatile accommodation to the new buyer. In addition to the appeals of the current layout and use, the property offers fantastic scope for redevelopment as each floor offers a self-contained unit with its own facilities and could therefore lend itself to residential conversion - providing the appropriate planning permissions were sought and granted. Viewings are considered essential to fully appreciate.





# 28 Harbour Road,

Eyemouth, TD14 5HY

OIRO £150,000





**Location:**

Eymouth is steeped in traditions of the sea, ideally suited for exploring the Berwickshire coastline including the nearby St. Abbs's head Nature Reserve and coastal walks. The town centres around the harbour and beach, providing a popular tourist attraction and has local facilities including primary and secondary schools, an 18-hole golf course, swimming pool, sports centre and a variety of local shops for day to day needs. The town of Berwick Upon Tweed lies some 9 miles to the South and offers convenient commuting distance to both Edinburgh and Newcastle by way of the Main East Coastal Rail Line.

**Accommodation:**

Ground floor: Entrance hallway, two offices, kitchen, WC and a store room

First Floor: Landing, three generously proportioned offices, two store rooms and WC

Second Floor: Landing, two large offices, store room, kitchen and WC

**Rateable Value:**

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)), each of the four units has a rateable value of £13,000 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.

**Investment Potential:**

When purchased at £150,000, the premises provides an attractive rental yield of 8.66% PA, on the basis of a reasonable rental of £13,000 per annum. This can be apportioned by prospective unit at £4,500 PA for the ground unit, £6,500 PA for the first floor unit and £4,000 PA for the attic unit.

**EPC:**

Pending

**Legal Costs:**

Each party shall be responsible for their own legal costs incurred in connection with the transaction with the purchaser liable for any LBTT and VAT.

**Fixtures and Fittings:**

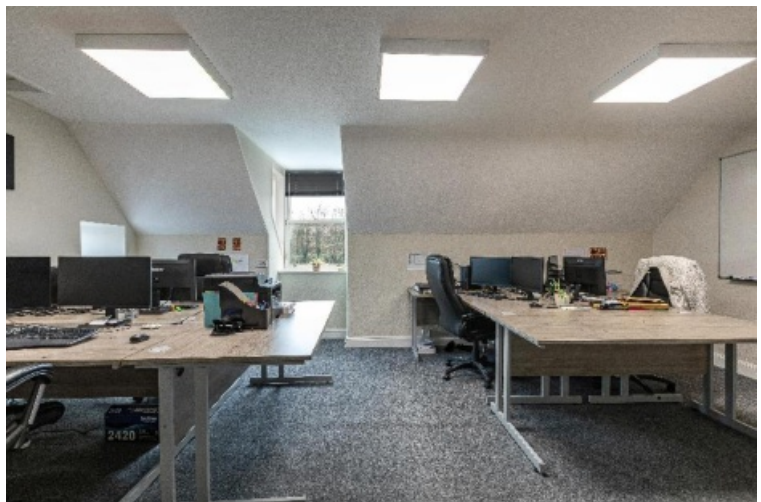
The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings. Any additional items requested by the purchaser may be negotiated separately.

**Services:**

Mains electricity, water and drainage.

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Approximate Gross Internal Floor Area: 199.8 m<sup>2</sup> ... 2150 ft<sup>2</sup>



Whilst every effort has been made to ensure the accuracy of the floor plan and room measurements, we do not warrant the accuracy of the same. The purchaser should verify the accuracy of the same. The purchaser should also verify the accuracy of the same. The purchaser should also verify the accuracy of the same.

PROPHOTO

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Interested in this property?

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Full members of:



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.