

**Hawick**  
Call 01450 372336

 **CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**Commercial Premises - 6 The Butts  
Kelso, TD5 7BA**





A charming end-terraced property offering 125 sqm of traditional character, this spacious building is presented in neutral tones, creating a versatile canvas for a wide range of potential uses. Formerly utilised as office space, it would be an ideal choice for similarly minded businesses looking for a professional yet adaptable environment.

Having been leased to a long-term tenant, the property is well-established as a reliable rental investment, offering significant appeal to those seeking to acquire a sound income-generating asset.

The ground floor comprises a welcoming entrance hallway, two generously sized offices, a convenient WC, and a kitchen area, while the first floor boasts three further offices, a second WC, and substantial storage space, making it highly practical for both day-to-day operations and future expansion.

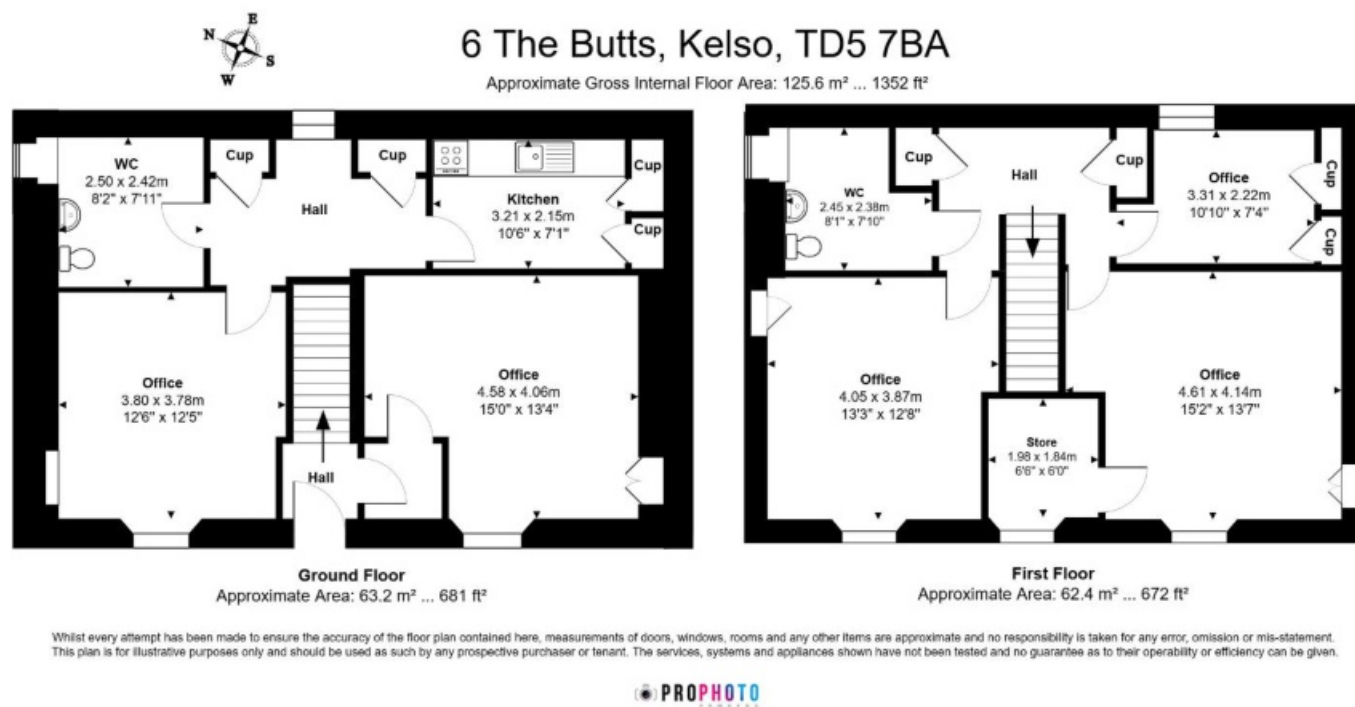
Should the appropriate planning permissions from the local authority be obtained, there is also exciting potential for residential conversion, allowing the building to be reimagined into a unique living space for the right developer.

While the property does not include private outdoor space, on-street parking is readily available, and its prime location, just moments from the town centre, ensures easy access to all local amenities.

Although in good condition overall, the property would benefit from a degree of modernisation, providing the perfect opportunity for a buyer to add their personal touch. Whether you're looking for a flexible base for your business or a project ripe for development, this property offers a wealth of possibilities.

### Rateable Value:

According to the Scottish Assessor's website (the subjects have a Rateable Value of £8,200 effective 1st April 2023. The uniform business rate for the current year is £0.498 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.



### Situation

Kelso, one of the Scottish Borders' most picturesque towns, sits at the confluence of the Rivers Tweed and Teviot, with its iconic Flemish-style Town Square at its heart. The town boasts excellent amenities, including National Hunt Racing, golf, rugby, tennis, and fishing. Located 43 miles south of Edinburgh, 25 miles from Berwick-upon-Tweed, and 70 miles from Newcastle, Kelso benefits from easy access to the new Waverley rail link to Edinburgh, just 30 minutes away.

### EPC

TBC

### Services

Mains gas, electricity, water and drainage.

### Fixtures and Fittings

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

### Viewings

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

### 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.



Interested in this property?

**Hawick**

**Call 01450 372336**

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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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.