

Kelso

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Mixed Use Unit

33 The Square, Kelso, TD5 7HL

33 The Square presents a rare and highly versatile opportunity in the heart of Kelso, combining substantial commercial accommodation with an impressive four-bedroom maisonette above. The ground-floor and first-floor commercial premises — currently trading as Hector Innes Photography — offer excellent frontage, multiple workspaces and exceptional storage across three levels. Above, the maisonette spans the second and third floors, providing generous living areas, period proportions and superb views over the town.



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Offered together as one, the combined premises provides outstanding potential for business owners seeking on-site accommodation or for purchasers looking to create a multi-purpose investment or development opportunity in a prominent market-town location. With flexible layouts, strong visibility and scope to tailor the spaces to a variety of uses, this is an exceptional prospect for those looking to establish, expand or diversify their presence in Kelso.



ACCOMMODATION:

Commercial Element

The commercial premises, currently trading as Hector Innes Photography, offer a highly versatile layout across three levels. The ground floor features a bright showroom space with a glazed frontage overlooking Kelso's main thoroughfare, providing excellent visibility and footfall. To the rear, there is a ground-floor office, a useful storeroom and access to the communal hallway, leading to both the upper floors and the basement.

The commercial accommodation continues onto the first floor, where two well-proportioned studio rooms offer superb flexibility for a range of business types. This level also includes an office, a dark room, a WC and further storage facilities, ensuring the property is exceptionally well equipped for operational needs. The basement level provides an impressive amount of storage space.

Residential Element

Occupying the second and third floors, this impressive four-bedroom maisonette offers generous accommodation, charming period proportions and stunning views over the town. The second floor features an entrance hallway, a large dining kitchen with adjoining pantry, a spacious lounge enjoying beautiful outlooks onto the square, and a well-sized dining room. The master bedroom is also located on this level and benefits from a Jack-and-Jill shower room and a walk-in wardrobe.

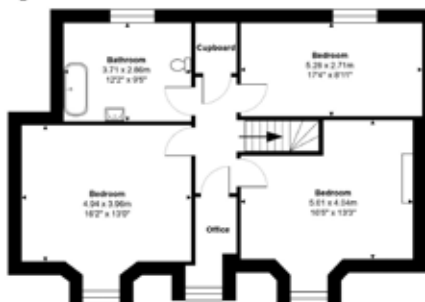
Moving to the third (attic) floor, the property provides three further double bedrooms, a family bathroom and a designated office space, offering excellent flexibility for modern living. The maisonette is presented in fantastic condition overall, and while a degree of modernisation could be considered, it represents a superb opportunity for those seeking accommodation above their workspace or buyers looking for a strong investment property.





33 The Square Kelso TD5 7HL

Approximate Gross Internal Floor Area: 407.3 m² ... 4384 ft²



3rd Floor
Approximate Area: 78.6 m² ... 849 ft²



Ground Floor
Approximate Area: 79.3 m² ... 853 ft²



1st Floor
Approximate Area: 124.7 m² ... 1343 ft²



2nd Floor
Approximate Area: 124.5 m² ... 1340 ft²

While every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Interested in this property?

Kelso

Call 01573 400 399

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Email: kelso@cullenkilshaw.com

Opening Hours:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 12.00 noon

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

Rateable Value:

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have been entered into the valuation roll at £14,900. 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.

Pricing & VAT

The premises has been valued at a combined heritable value of £355,000 and offers should be submitted to the Selling Agents. We understand the property is not opted for VAT.

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.

Fixtures and Fittings

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

Services

Mains gas, electricity, water and drainage.

EPC

Pending.

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.