

Image not found or type unknown

41a High Street, Coldstream, TD12 4DL

Offers Over £95,000

Full Description

TO LET £200 PER WEEK/ MAY SELL Situated within the town centre of Coldstream, 41A High Street are well-positioned, ground floor commercial premises previously operating as a café and ideally placed for passing footfall. The premises are perfectly set up for immediate trading comprising a well-proportioned cafe area with space for approximately 20 covers, commercial kitchen and compact WC. The window frontage is ideal for advertising special menus and attracting local and visiting clientele. The premises have full planning consent to operate as a café but change of use to Class 1 (Retail) and Class 2 (Financial and Professional Services) is available without the requirement to obtain planning permission. The property is available for sale or to let on a long term, full repairing and insuring lease subject to agreeing Heads of Terms. Coldstream is a quaint little town and civil parish located within the Scottish Borders, located near to the Scotland- England Border. Coldstream is steeped in history and tradition and more famously known as the birthplace of the Coldstream Guards, a regiment of the British Army. Overlooking the River Tweed, a popular spot for salmon fishing; this town offers a multitude of varied attractions and independent shops including Hirsell Estate, Henderson Park, W.E Howden and Petal n Paint Creations. The area offers extensive opportunities for walking, cycling and horse riding to name a few. The surrounding Border towns are easily accessible and the National railway is only a 30-minute drive away. EPC: G. RATEABLE VALUE: £3,700. The premises benefit from 100% relief through the Small Business Bonus Scheme subject to the owners' other commercial properties. LEGAL COSTS: Each party to bear their own legal costs. The Purchaser will be responsible for any LBTT and VAT associated with the purchase. **FIXTURES AND FITTINGS:** Floor coverings and light fittings are included. Catering equipment available by separate negotiation. **SERVICES:** Mains water, drains & electricity. **VIEWING:** By appointment with Geo & Jas Oliver, W.S.

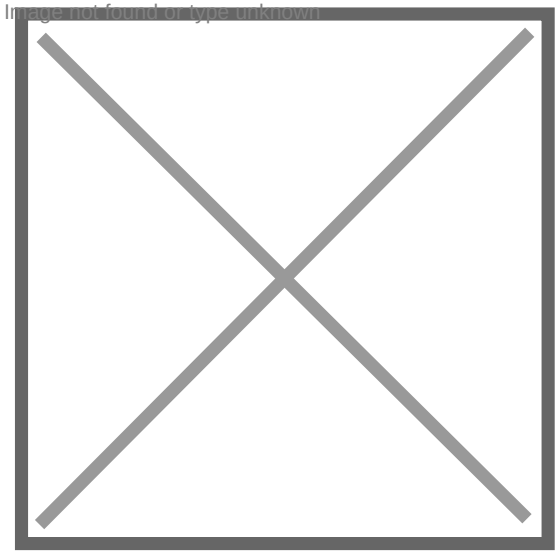
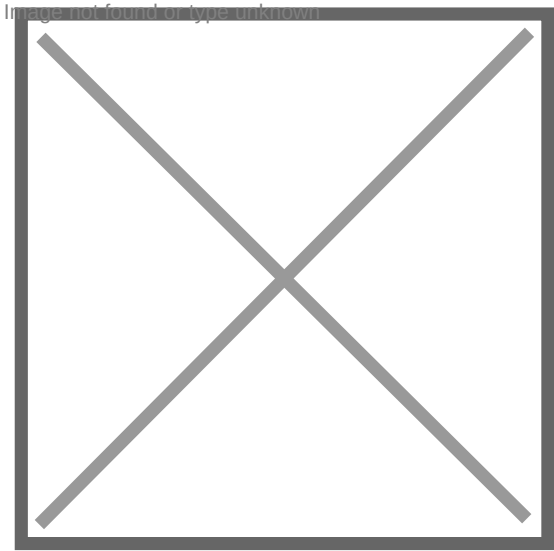
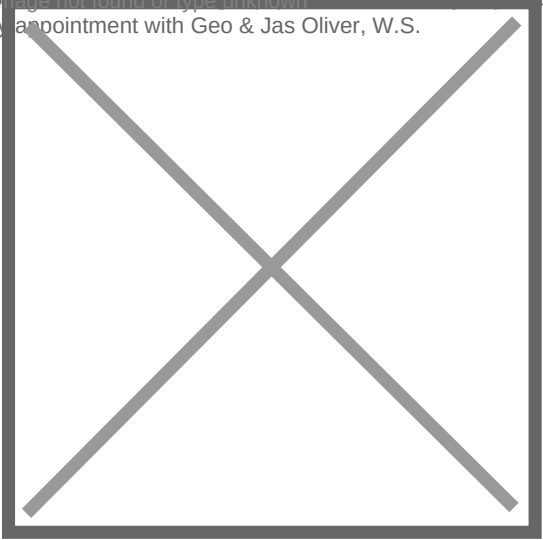
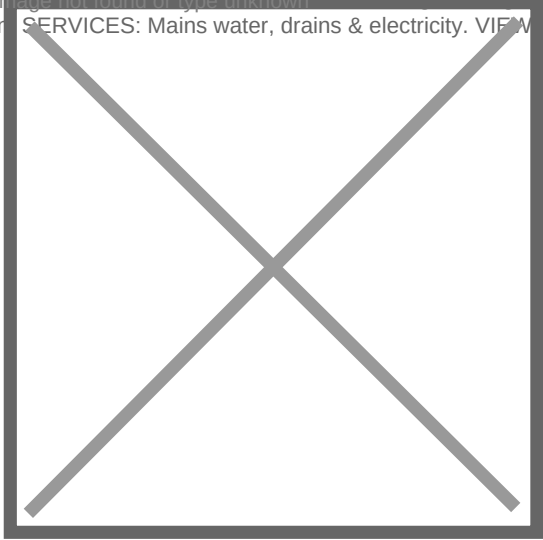


Image not found or type unknown

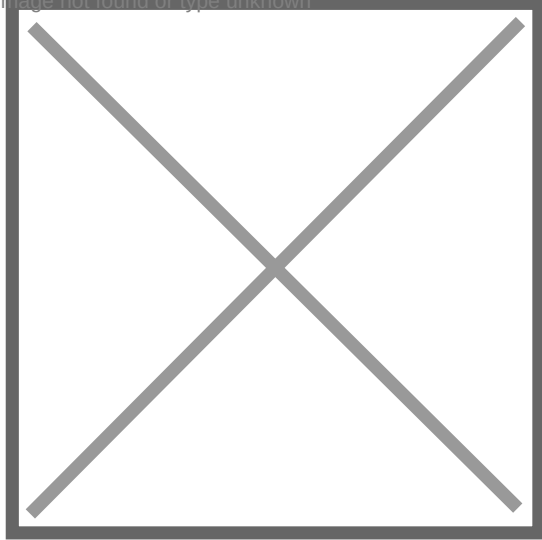


Image not found or type unknown

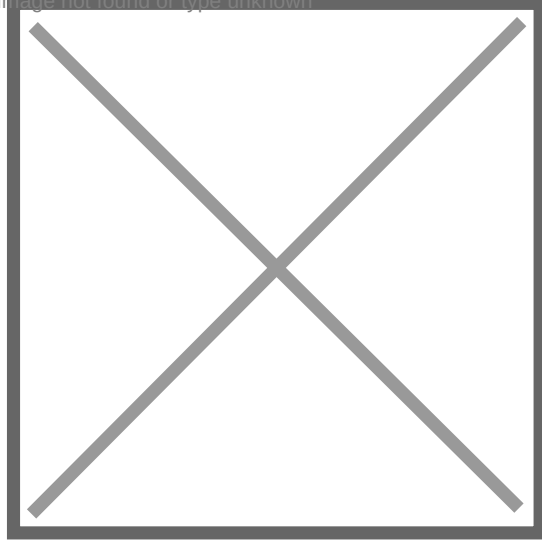


Image not found or type unknown

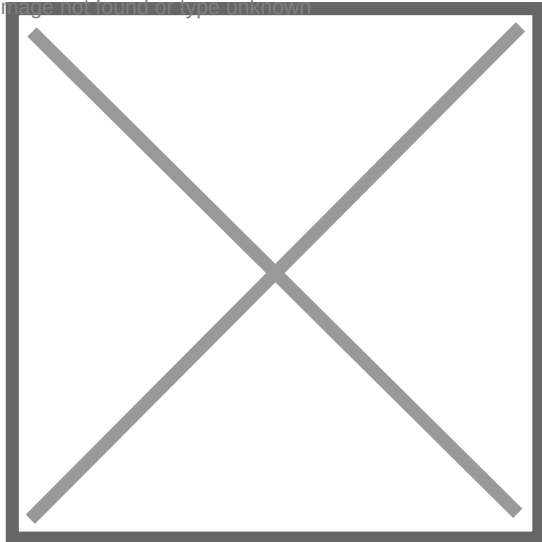


Image not found or type unknown

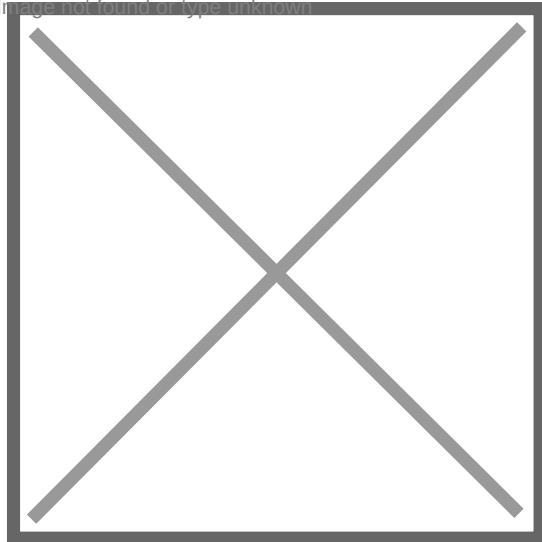


Image not found or type unknown

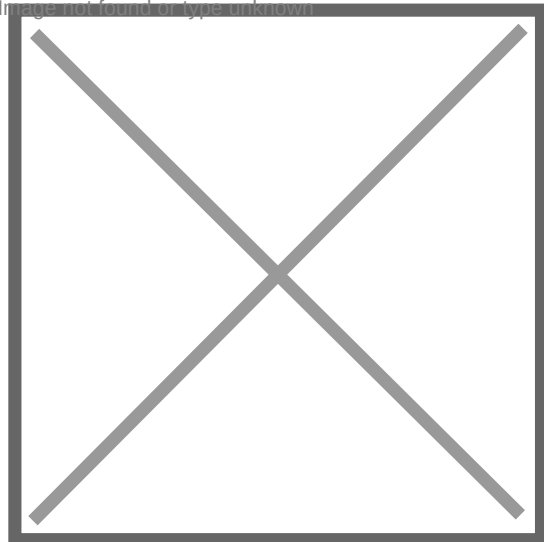
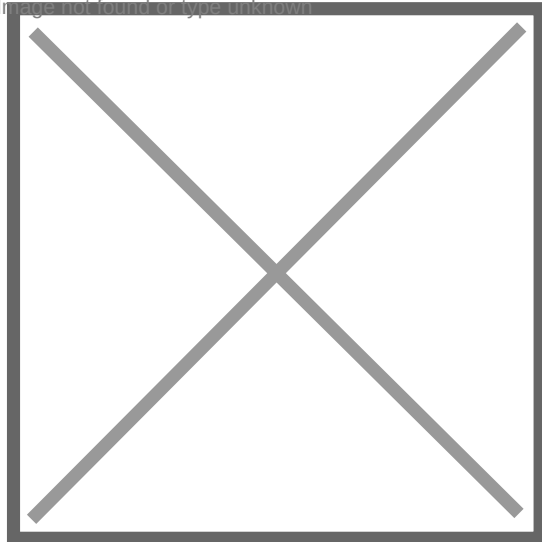


Image not found or type unknown



Geo. & Jas. Oliver W.S.

13 High Street, Hawick. TD9 9DH. Telephone 01450 372791. Fax 01450 377654 Email solicitors@gandjoliver.co.uk Web: www.gandjoliver.co.uk