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41A HIGH STREET, COLDSTREAM TD12 4DL

GROUND FLOOR COMMERCIAL PREMISES WITH PASSING FOOTFALL

**EPC:G
TO LET £200 PER WEEK**

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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 café 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. Security alarm system. Gas in building but not connected.

VIEWING: By appointment with Geo & Jas Oliver, W.S.

IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.

INTERNET WEBSITES: All our properties can be viewed at www.gandjooliver.co.uk as well as www.onthemarket.com, www.rightmove.co.uk and www.propertywindow.com.

FREE PRE-SALE VALUATION: If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.

