

# To Let

1 High Street, Melrose, TD6 9PE



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## Location

The subject property is situated in the town of Melrose in the centre of the Scottish Borders, approximately 5 miles from the town of Galashiels. The subjects occupies a prominent main road location in the town within the prime pedestrianised area.

The area comprises a mix of independent specialist boutique occupiers and national retailers including Boots Pharmacy, Chest Heart & Stroke Scotland, Spar and the Co-op.

## Description

The subjects comprise the ground floor of a 3 storey C-listed detached building of stone construction.

The ground floor provides a banking hall, meeting rooms, staff room/kitchen area and male and female WC facilities.

There are 12 car parking spaces to the rear of the building.

Floor	Sq ft	Sq m
Ground	1,360	126.39

## Tenure

The premises are available on an assignment or sub-lease of the existing lease expiring 24 June 2027 with the next rent review due on 24 June 2020.

## Planning

We understand that the property benefits from Class Uses 1 and 2. Interested parties should make their own enquiries to the relevant planning authority.

## Rent

The quoting rent for the property is £20,500 per annum.

## Business rates

We understand that the property is assessed as follows:

**Rateable value:** £21,400  
**UBR (2020/21):** 49.8p  
**Rates Payable:** £10,657.20 per annum

There is currently a rates holiday for qualifying retail uses until April 2021. Interested parties should carry out their own investigations.

## Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

The Energy Performance Asset Rating is E. A certificate can be made available.

## VAT

We understand that the property is not elected for VAT therefore, no VAT will be applicable.

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