

HASTIN & S
LEGAL



Shop Premises And Plot

22-24 South Street, Duns, TD11 3AJ



Ideal Commercial Investment or Development Opportunity With Additional Neighbouring Plot with Full Planning Permission

Double fronted Shop Premises, First Floor Show Room/Storage. WC.

The Shop Premises presents an ideal investment or Development Project. The centrally located, double fronted shop premises benefits from permission for change of use to provide 2 residential dwellings. In addition the adjoining yard, accessed off South Street, has permission in place for the erection of a 3 storey townhouse, or alternatively could be used to create parking/garden for the adjoining 2 dwelling development.

Alternatively, the shop premises is currently rented to a local business and there could be scope for any purchaser to continue with and extend the current lease if desired, therefore providing a feasible buy to let investment (Subject to discussion)

LOCATION

Duns has good educational and recreational facilities including primary and secondary schools, swimming pool, tennis courts, 18 hole golf course, library, various speciality shops and walks and nature reserve within the grounds of Duns Castle and is home to the classical Edwardian Mansion at Manderston. Edinburgh is 45 miles away with the main East Coast rail line at Berwick upon Tweed some 15 miles distant.

PLANNING INFORMATION

Full details of the planning permission can be downloaded from The Scottish Borders Council website using the planning reference number 07/00613/FUL

RATEABLE VALUE

Current rateable value of the shop premises is £4000 per annum

VIEWING

To arrange a contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.