



**ALLIED  
SURVEYORS  
SCOTLAND**

Tel. 0131 357 4455 X @AlliedEdinburgh  
[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)



## TO LET/MAY SELL

41a High Street, Coldstream, Scottish Borders, TD12 4DL

- ✔ Bright and presentable café premises situated in Coldstream town centre
  - ✔ Capable of seating up to 20 covers
- ✔ May also suit retail or office uses (Class 1A) – planning not required
  - ✔ Available for immediate occupation
  - ✔ Rental offers of £200 per week invited

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports





# ALLIED SURVEYORS SCOTLAND

Tel. 0131 357 4455 ✉ @AlliedEdinburgh  
[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)

## LOCATION

Coldstream is a small town overlooking the River Tweed located on the Border between Scotland and England lying approximately 40 miles south-east of Edinburgh on the A698.

The property is located on the north side of the High Street towards its west end close to the junction with Market Street.

Surrounding occupiers include Co-op Food, The Newcastle Arms Hotel, W.E. Howden and Hastings Legal.

## DESCRIPTION

The subjects comprise the ground floor of a two storey mid-terrace building contained beneath a pitched and tiled roof. The upper floor is in residential use.

Internally, the premises, which benefits from a large display frontage, is arranged as a café capable of accommodating up to 20 covers.

The kitchen is located to the rear and includes a fully operating extraction hood along with various pieces of trade equipment.

## ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area:

35 sq m (376 sq ft)

## RENT

Our client is seeking rental offers of £200 per week (£10,400 per annum).

## TERMS

The property is made available on full repairing and insuring terms for a lease period to be agreed.

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £3,700 effective 1st April 2023.

The threshold for full rates relief under the Small Business Bonus Scheme has changed for the financial year 2024/25. For properties with a RV between £12,001 and £15,000 the award is now 25%. The uniform business rate for the current year is £0.498 pence in the pound.

## UTILITIES

The property is served by mains electricity and water. Gas is in the building but not connected. There is also a security alarm system.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is G.

A copy of the recommendation report is available on request.

## ANTI-MONEY LAUNDERING

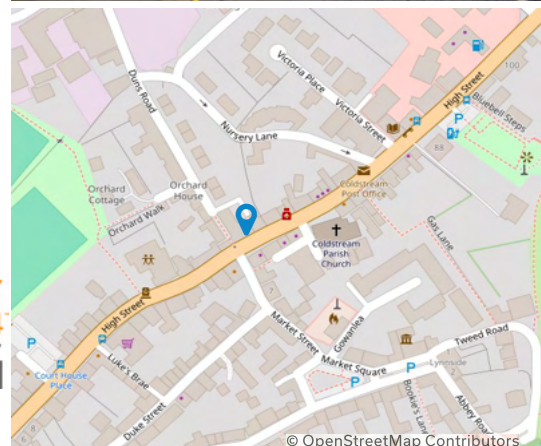
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

## LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

## ENTRY

Upon completion of a formal missive under Scots Law.



## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland Ltd

Iain W. Mercer BA, AssocRICS | Tel. 0131 357 4455 | 07713 626 887

[iain.mercer@alliedsurveyorsscotland.com](mailto:iain.mercer@alliedsurveyorsscotland.com)

Bernadetta Majewska BSc (Hons), MRICS | Tel. 0131 357 4455 | 07917 924 112

[Bernadetta.Majewska@alliedsurveyorsscotland.com](mailto:Bernadetta.Majewska@alliedsurveyorsscotland.com)

