THE FOUNDRY

STATION ROAD

KELSO

SCOTTISH BORDERS TD5 8DH

TO LET / MAY SELL

DRIVE-THRU PLANNING APPROVED

DEVELOPMENT OPPORTUNITY

Prominent roadside location suitable for retail / office / residential / industrial

CANNING VALE PROPERTY

0141 266 0240

Occupiers within close proximity include:

Sainsbury's · HOWDENS · Argos · LAND ROVER · KIA · COUNTRY CORNER

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STATION ROAD
KELSO
SCOTTISH BORDERS TD5 8DH

LOCATION

Kelso is located in the Scottish Borders approximately 44 miles south of Edinburgh and 23 miles south west of Berwick Upon Tweed. The town has a resident population of around 7,000 people and draws on a wider catchment of around 80,000 people in the Scottish Borders area.

The subjects occupy a highly prominent position on Station Road which is one of the main arterial routes connecting the town centre and the southern bypass.

Immediate occupiers in the surrounding area include Sainsbury's, Argos, Howdens, Land Rover, Kia and Country Corner.

SITE SIZE

The subjects comprise a site extending to approximately 1.46 acres.

PLANNING

Planning consent has been granted for a retail drive thru consent on the front part of the site (extending to around 0.45 acres). Further details available upon application.

The remainder of the site is potentially suitable for retail, office or industrial uses with interested parties advised to make their own enquiries with Borders Council Planning Department.

LEASE / SALE TERMS

On application.

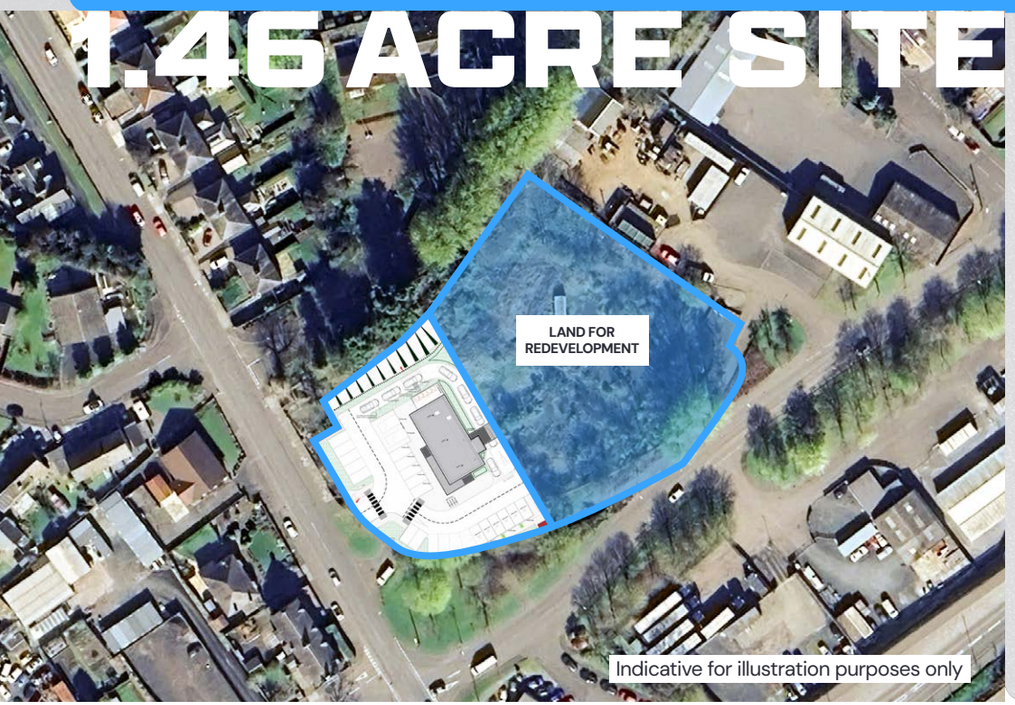
RATING

To be assessed following redevelopment / reoccupation.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this opportunity. The ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration fees and any VAT incurred thereon.

1.46 ACRE SITE



AML

As part of our statutory obligations in relation to Anti Money Laundering, Canning Vale will require to undertake due diligence on the ingoing Tenant and will seek identification information at the appropriate time.

FURTHER INFORMATION

For further details on this exciting opportunity, contact:

CANNING VALE PROPERTY
0141 266 0240

Peter Hutton
07585 509 466
peter@canningvaleproperty.co.uk

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