



Retail Unit - Tweedbank Station

TO LET - RETAIL UNIT

Tweedbank Station on the Borders Railway
TD1

A new business opportunity has arisen in Tweedbank for a coffee shop, delicatessens or other takeaway service. This station has a high tourist audience.

Location:

Tweedbank railway station in Tweedbank, in the Scottish Borders, is the southern terminus of the Borders Railway. It serves the village of Tweedbank, Abbotsford House and the town of Melrose, as well as the wider Scottish Borders by means of a nearby park and ride facility.

*The latest figures available from the Office of Rail and Road (ORR) record passenger entries and exits of 420,328 for 2019/2020.

420,328 +
Annual station footfall*

ADVANCE  VENTURES



Grab & Go Coffee | Newsagent | Food on the Go

Property:

On offer is a retail kiosk designed and built by ISO Spaces located on the main station thoroughfare. The unit is internally fitted out with sink retail counter and worksurfaces and benefits from 63 amp electrical supply, water and drainage. The subjects benefit from extensive external space which would be suitable for extended outdoor seating, subject to approval.

Unit Size:

Ground Floor: 11.52 sq.m. 124 sq. ft.

Rates Services & Insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning. Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively

Rent:

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

Costs:

The incoming occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.

EPC:

The property is a stand-alone building with a total useful floor area of less than 50m². An EPC is not required.

Inspection:

Viewings can only be carried out with prior notice by contacting:

enquiries@advanceventures.co.uk

Advance Ventures is acting on behalf of Abellio ScotRail LTD, a company registered in Scotland with company number SC450732 and as lessor of this property gives notice that: (1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order. (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required. (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.