

DM HALL

For Sale
Industrial Workshop



Unit 1,
Dunsdale Workshops,
Dunsdale Road,
Selkirk,
TD7 5EA

119.03 SQ M
1,281 SQ FT

Property Details

- Communal Loading Yard
- Office and workshop space
- Situated in the main industrial hub of Selkirk
- Offers over £50,000 (Plus VAT)
- Shared yard

LOCATION:

Selkirk itself is one of the principal border towns and has a population of circa 6,000 people. The town is situated 40 miles southeast of Edinburgh and lies circa 5 miles southwest of Galashiels and 12 miles north of Hawick.

Nearby occupiers include Oregon Timber Frame Ltd, Travis Perkins, Datamars Agri UK, and the Forestry Commission Scotland.

DESCRIPTION:

The subjects comprise a mid-terraced workshop of brick construction benefiting from the following:

- 3 phase power supply
- Dual timber loading doors
- W.C facility
- Communal loading yard and parking area
- Approximate 3-metre minimum eaves height

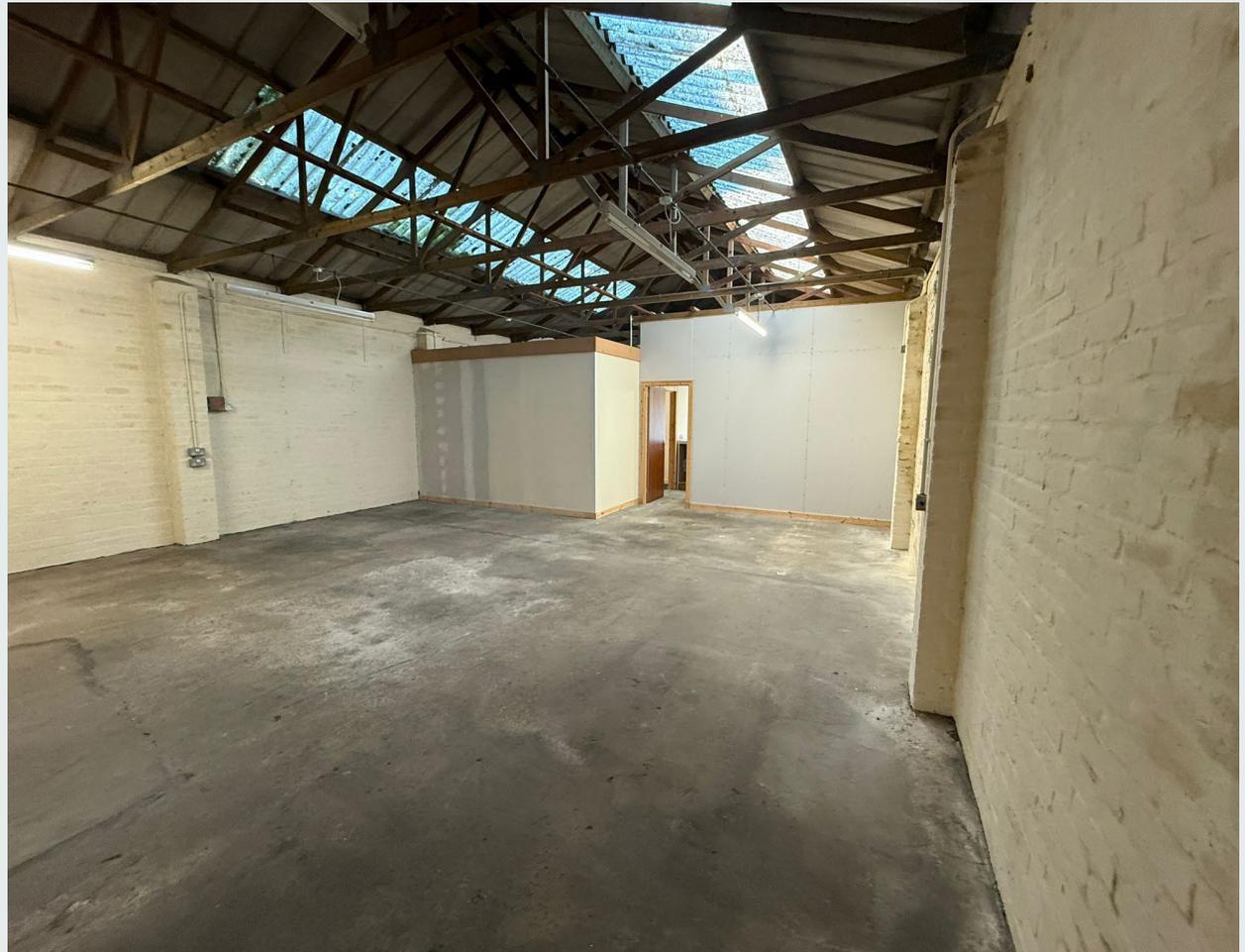
ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Gross Internal Basis and the following areas have been calculated:

<u>FLOOR</u>	<u>SQ M</u>	<u>SQ FT</u>
Ground	119.03	1,281

SERVICES:

We understand the subjects benefit from electric, water and mains drainage.



Property Details

SALE TERMS:

Our client is seeking offer over £50,000 (exclusive of VAT) for the outright purchase of their heritable interest (Scottish equivalent of English freehold).

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £3,650 per annum.

It should be noted, under the terms of the Small Business Bonus Scheme; the property may be eligible for 100% rates relief.

OFFERS:

Offers should be submitted in Scottish Legal Form to: Chief Legal Officer, Scottish Borders Council, Council Headquarters Newtown St Boswells, Melrose, TD6 0SA

All offers should include: -

- The identity of the purchaser
- Price offered
- Clear details of any conditions attached to the offer
- Source of funds
- Proposed timescale for conclusion of missives, completion and payment

ASSESSMENT OF BIDS:

In evaluating bids, the Council will require to comply with Section 74 of the Local Government(s) Act 1973. While the Council is not bound to accept the highest bid, it may be that the Council will require to exercise its powers under the Disposal of Land by Local Authorities (Scotland) Regulations 2010 to accept a lower bid. The Council reserves the right to sell privately and shall not be bound to accept the highest or indeed any offer.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.



VAT:

All prices quoted are exclusive of VAT which is chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents: -

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Make an enquiry

Harry Pattullo MSc

Ian Davidson MRICS

edinburghagency@dmhall.co.uk

DM Hall Commercial

17 Corstorphine Road

Murrayburgh House

Edinburgh, EH12 6DD

0131 624 6130

01896 752009 (Borders Agency)

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors

