

DM HALL

For Sale

Class 4 Office

Shepherd Mill
Whinfield Road
Selkirk
TD7 5DT



350.16 SQ M
3,769 SQ FT

Property Details

- Traditional stone build office
- Secure Car park with 14 Spaces
- Wheelchair accessible
- Offers over £150,000 (Exclusive of VAT)

LOCATION:

Shepherd Mill is prominently situated on Whinfield Road within Selkirk, in the heart of the Scottish Borders. Selkirk is an established market town located approximately 6 miles south of Galashiels and benefits from good connectivity to the wider Borders region.

The property lies within a well-established commercial and industrial location, with convenient access to the A7 trunk road, providing direct links north to Edinburgh and south towards Carlisle. The surrounding area comprises a mix of industrial, trade counter and commercial occupiers, making it a popular and accessible business location.

Selkirk town centre is within close proximity, offering a range of local amenities, while Galashiels provides further retail and transport facilities, including a railway station with services to Edinburgh.

DESCRIPTION:

The subjects comprise an end terrace, traditional stone-built office property set beneath a pitched slate roof. Access is provided via a staircase to the front elevation, in addition to a ramped entrance to the side, allowing for disabled access.

Internally, the accommodation is arranged to provide a series of meeting rooms located to the right-hand side of the entrance, with a large open plan office situated to the left of the reception area. The open plan space leads through to staff welfare facilities, including WC and tea preparation areas. In addition, the property benefits from several substantial storage rooms, currently utilised for file storage, which could be repurposed to provide further office accommodation if required.

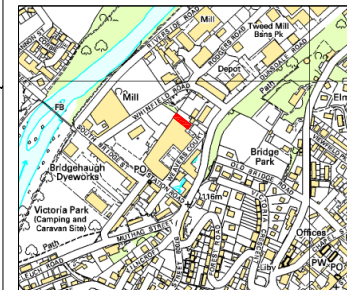
Externally, the property benefits from a private gated entrance from Whinfield Road, leading to a secure car park providing approximately 14 dedicated parking spaces.

ACCOMMODATION & FLOOR AREAS:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal Basis and is as follows:

FLOOR	SQ M	SQ FT
Ground	350.16	3,769





LOCATION PLAN (SCALE 1:10,000)

Site and offices to be sold at:
Shepherds Mill Offices
Whinfield Road
Selkirk

Area to be sold: 1417.8 m² (15261.07 ft²) o.t.

26/PL/039

14/07/2026



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Property Details

SERVICES:

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

SALE TERMS:

Our clients are seeking offers over £150,000 (Excl of VAT) for the outright purchase of their heritable interest. (Scottish equivalent of 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, the subjects are noted to have a Rateable Value £26,000. Any tenants should make their own enquires for any further information.

PROPOSAL:

Any proposals to purchase should be sent directly to the sole selling agents.

Offers should include:

- The identity of the purchaser
- Price offered
- Clear details of any conditions attached to offer
- Indicative plans with proposed uses
- Consideration will be given for proposals promoting economic development
- Proposed timescale for conclusion of missives, completion and payment
- Proposed timescales for completion of development

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.

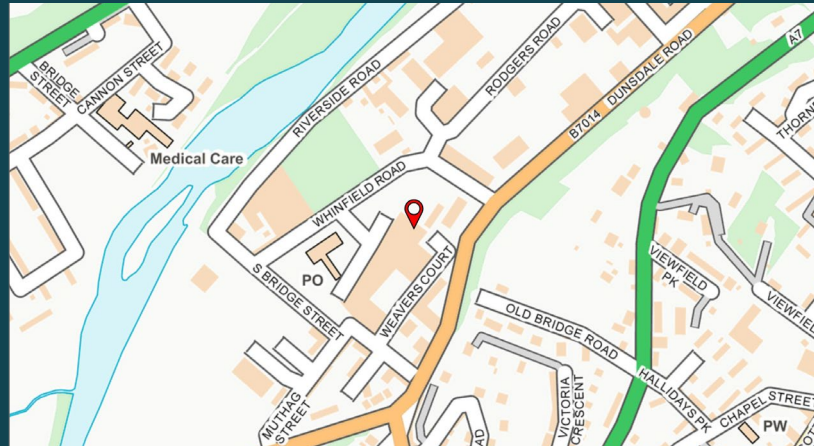
LEGAL COSTS:

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

DM HALL



Regulated by
RICS



VAT:

All prices quoted are exclusive of VAT which we have been informed is chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents: -

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

Make an enquiry

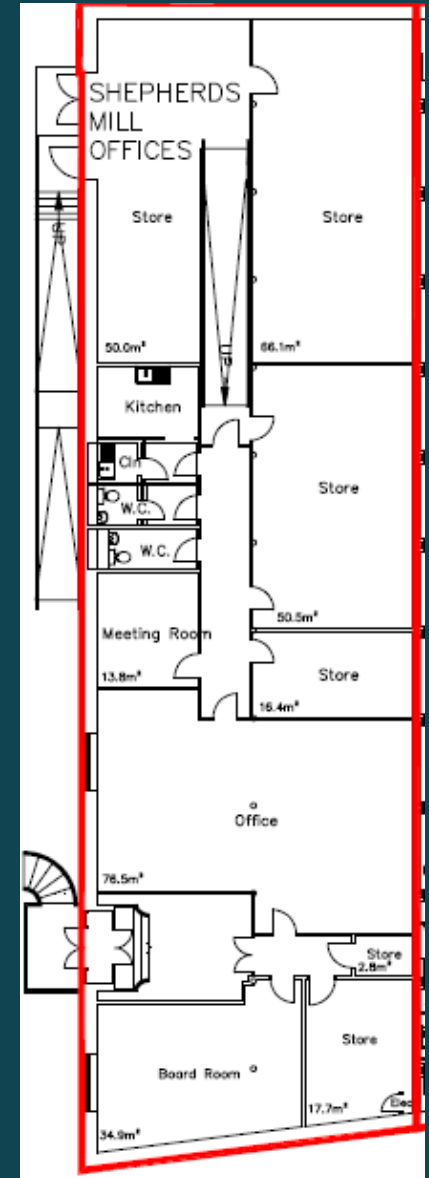
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IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not 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