

DM HALL

To Let

Workshop/Studio



Unit C,
Whinstone Mill,
Netherdale
Industrial Estate,
Galashiels,
TD1 3EY

178.49 SQ M
1,921 SQ FT

Property Details

- Well-proportioned commercial unit suitable for a range of uses (subject to necessary consents).
- Shared secure yard and parking
- Newly refurbished kitchen facilities
- Rent £12,000 per annum plus VAT

LOCATION:

Galashiels is situated off the A7 amidst the picturesque Borders countryside and lies approximately 18 miles from Peebles, 40 miles south of Edinburgh, 58 miles north of Carlisle.

The town is located in the centre of the Scottish Borders with a population of approximately 11,000 persons and is the principal commercial and administrative hub for the area. There are good local amenities including shopping, schooling and leisure facilities.

The unit is located in Netherdale Industrial Estate, situated approximately 1.5 miles from the town centre. Nearby occupiers include a variety of both national and local businesses, including Howdens Joinery, MKM Builders Merchants, Bookers and Wolsley Plumb in addition to Borders college and Heriot Watt University campus.

DESCRIPTION:

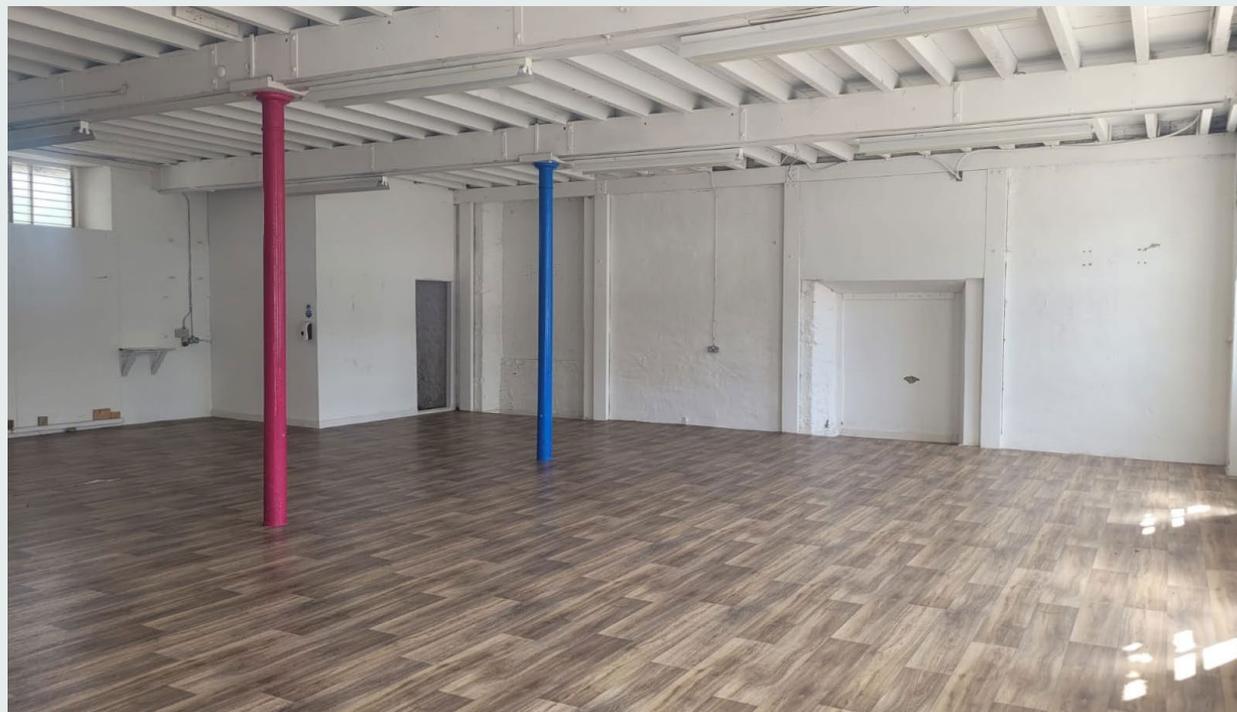
The property comprises a traditional stone-built, end-of-terrace workshop unit that was most recently utilised as a studio and may be suitable for a variety of alternative uses, subject to the necessary consents. The unit benefits from recently renovated kitchen facilities and toilet.

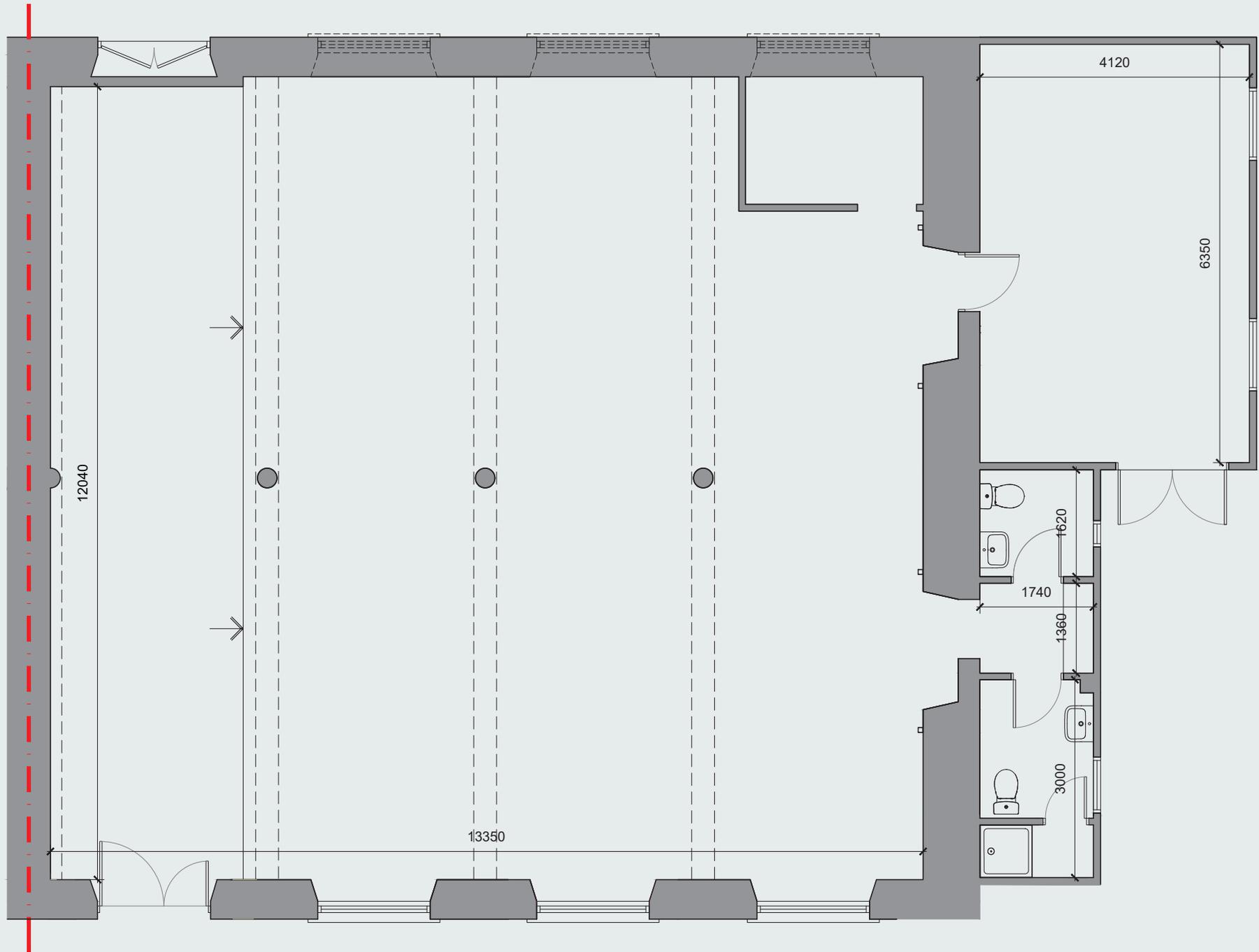
The property is located within a secure, shared yard, enclosed by palisade fencing.

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 area has been calculated.

FLOOR	SQ M	SQ FT
Ground	178.49	1,921





Property Details

SERVICES:

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

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 £4,650 per annum.

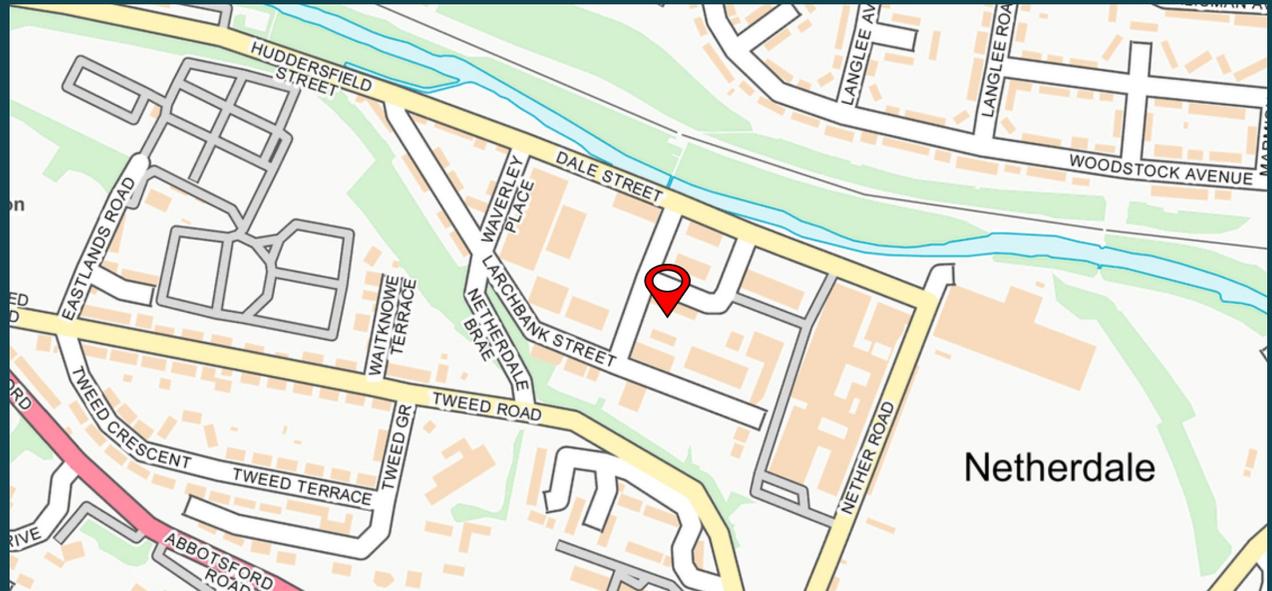
It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for up to 100% rates relief.

RENT:

The subjects are available at a rent of £12,000 per annum on a full repairing and insuring basis for a term to be agreed.

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.

SERVICE CHARGE:

Service charge will be applicable. Further information can be obtained via the letting agents

VIEWING ARRANGEMENTS:

Strictly by contacting the sole Letting 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

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DM HALL



Regulated by
RICS

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