

# OFFICES/ RE-DEVELOPMENT OPPORTUNITY

4-8 Newtown Street, Duns, Berwickshire, TD11 3DT

Deceptively large highly flexible office accommodation with re-development potential

GIA 1,199.75 sq m / 12,914 sq ft

For Sale: Offers invited

Edwin  
Thompson



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## BRIEF RESUME

- Substantial two storey Council Offices and Court House
- Deceptively large town centre offices/ redevelopment Opportunity
- Central position close to the town centre
- Well established mixed-use area
- GIA 1,199.75 sq m / 12,914 sq ft

## LOCATION

Newtown Street is situated just to the north of Duns town centre, within a well-established mixed-use area. The location benefits from convenient access to the town's main amenities with shops, services and public facilities all within a short walking distance. The buildings lie between the town's police station and a public house. The surrounding area is characterised by traditional stone-built properties alongside more modern developments, reflecting the gradual expansion of the town. On-street parking is available nearby and the street generally experiences moderate local traffic being on the town's main traffic route.

The wider area is predominantly occupied by local businesses and services, reflecting the town's strong community focus. Duns itself has a population of approximately 3,127 (2022 Census), showing notable growth from 2,753 in 2011.

As the County Town of Berwickshire, Duns serves a wide rural neighbourhood, and offers a comprehensive range of local services and amenities. The property benefits from proximity to Duns Primary School and Berwickshire High School, both within walking distance. Local retail is well represented, with independent shops such as Moss & Wood located nearby. Banking services are available via the Royal Bank of Scotland and Bank of Scotland, both situated on Market Square. Hospitality options include the Horn Inn, a traditional public house, and Maxwells, a popular café-restaurant. Public services are well established, with the Police Station, and Library all located on Newtown Street.

Additional amenities include two veterinary surgeries, several garages, with access to garden centre facilities within the surrounding area. This location provides a comprehensive range of facilities within a short distance, supporting both residential and commercial use. attractions include Duns Castle, the Jim Clark

Museum, and several stately homes. The town hosts the annual Common Riding and is surrounded by scenic countryside including the Lammermuir Hills, which offer excellent opportunities for outdoor pursuits. Recreational facilities in the area include a swimming pool, gym, children's play centre, golf driving range, 18-hole golf course, squash courts, all-weather pitches, and various sports clubs.

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Duns is situated approximately 45 miles south of Edinburgh and 77 miles north of Newcastle-upon-Tyne, both of which have international airports. Rail access is available via nearby Reston and Berwick-upon-Tweed, connecting to the East Coast Main Line. Recent investment in the area includes the construction of a new high school with modern sports facilities, while the former high school across the road continues to operate as a primary school.

## DESCRIPTION

The property comprises a substantial two-storey former Sheriff Court and council offices, originally constructed circa 1855 with a courtroom wing added to the rear around 1904 and various later alterations. The principal elevation is designed in a Tudor-Jacobean style, presenting a symmetrical three-bay frontage built in stugged, squared and snecked cream sandstone with ashlar dressings. Access is gained via a central two-leaf panelled entrance door set within a moulded Tudor-arched doorcase, approached by stone steps with coped ashlar balustrades and piers.

The front elevation features tripartite timber-framed sash and case windows with moulded mullions and transoms, incorporating hoodmoulds at ground level and a continuous cill and lintel course at first floor level. Shouldered gables with finials define the slightly advanced outer bays, with a smaller central gable containing a blank shield. The roof is finished in grey slate, including decorative fish-scale courses to the front pitch, with ashlar-coped skewes and ashlar

chimney stacks fitted with octagonal cans. Decorative cast-iron rainwater goods remain in place.

The property is enclosed along Newtown Street by a low ashlar boundary wall with saddleback coping, contributing to the formal frontage of the site.

To the rear, the circa 1904 seven-bay courtroom wing comprises an M-gabled form with corbelled skewputts, linked to the main block via a two-storey connecting structure. Windows to the rear include traditional 12-pane configurations within timber casements.

The building incorporates a 1960s modernist extension constructed in a flat-roofed form using a steel or reinforced concrete frame. The upper façade features non-loadbearing curtain walling with large horizontal glazing panels set within lightweight aluminium frames. The glazing is suspended from the structural frame above, rather than supporting any load itself, which is typical of post-war commercial and civic architecture. The lower section comprises masonry cavity walling faced in dressed stone, providing contrast to the light curtain-wall glazing above.

Internally the building had undergone significant remodelling in the early 2000s, including the replacement of original courtroom fittings, largely undertaken during refurbishment programmes of the late 20th century to meet updated operational requirements. The alterations have reduced the extent of surviving original interior fabric.

## ACCOMMODATION

The accommodation comprises:

Ground Floor: Reception 1, Reception 2, Office 1, Office 2, Lift, Hall 1, Hall 2, Office 3, Store 1, Store 2, Kitchen, Interview, Storage 3, Store 4, Plant room, Store 5, Meeting Room, Toilet B, Toilet C, Hall 3, Council Chamber, Hall 4.

First Floor: Office 1, Store 1, Office 2, Office 3, Office 4, Kitchen, Office 5, Office 6, Office 7, Meeting Room, Office 8, Office 9, Store 2, Reception, Office 10, Office 11, Office 12, Office 13, Lift, Hall 1, Court, Waiting Area, Office 14, Office, W/C, Office 15, Waiting Room, W/C, Office 16 with WC, Store, Storage (Attic).



### AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice to an approximate Gross Internal Area of 1,199.75 sqm (12,914 sq ft).

*E & oe measurements taken with a laser measure.*

### SERVICES

Mains gas, electricity, water and drainage are connected.

Heating and hot water are supplied by a gas boiler, distributed through radiators

### RATEABLE VALUE

The subjects are assessed to the following Rateable Values effective from 01-April-2026:

Sheriff Court: £7,700  
Scottish Borders Council Offices: £38,000

### EPC

TBC

### PLANNING

The subjects are situated within the Duns Development Boundary as defined within the Scottish Borders Local Development Plan 2 which was adopted on 22 August 2024.

Established Use is Class 1A of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended) which was introduced to provide greater flexibility to High Streets effective from 31 March 2023. Class 1A incorporates former Class 1 (Retail) and Class 2 (Financial, Professional and Other Services) of the Use Class Order. In addition, the recent change includes permitted development rights for Class 3 (Hot Food, Restaurants) and Class 4 (Business) providing considerable flexibility.

Given the building's configuration, access and town-centre setting it is considered that the subjects will most likely be suited to conversion to mixed use, residential or quasi-residential use, subject to securing all necessary local authority consents. Any such proposals would require detailed assessment in relation to design, amenity, servicing and compliance with relevant planning policies.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

In the normal manner, the in-going tenant will be liable for any land and buildings transaction tax, registration dues and VAT thereon.





### VALUE ADDED TAX

Unless otherwise stated the prices quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the instances of VAT in respect of any transaction.

### OFFERS

#### ASSESSMENT OF BIDS:

In evaluating bids, the Council will be required 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.

### VIEWING

By appointment with the joint agents.

Edwin Thompson, Chartered Surveyors  
76 Overhaugh Street  
Galashiels  
TD1 1DP

Tel. 01896 751300

E-mail: [g.paxton@edwin-thompson.co.uk](mailto:g.paxton@edwin-thompson.co.uk)

Avison Young  
6th Floor  
40 Torphichen Street  
Edinburgh  
EH3 8JB

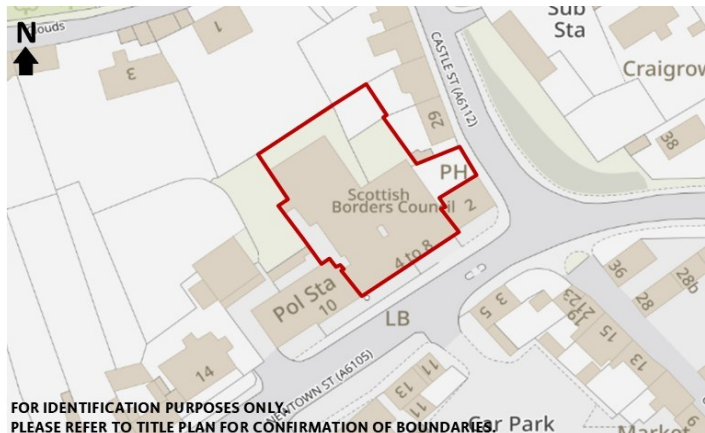
Tel. 0131 255 8000

E-mail: [craig.dodds@avisonyoung.com](mailto:craig.dodds@avisonyoung.com)

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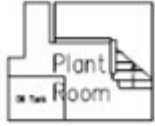
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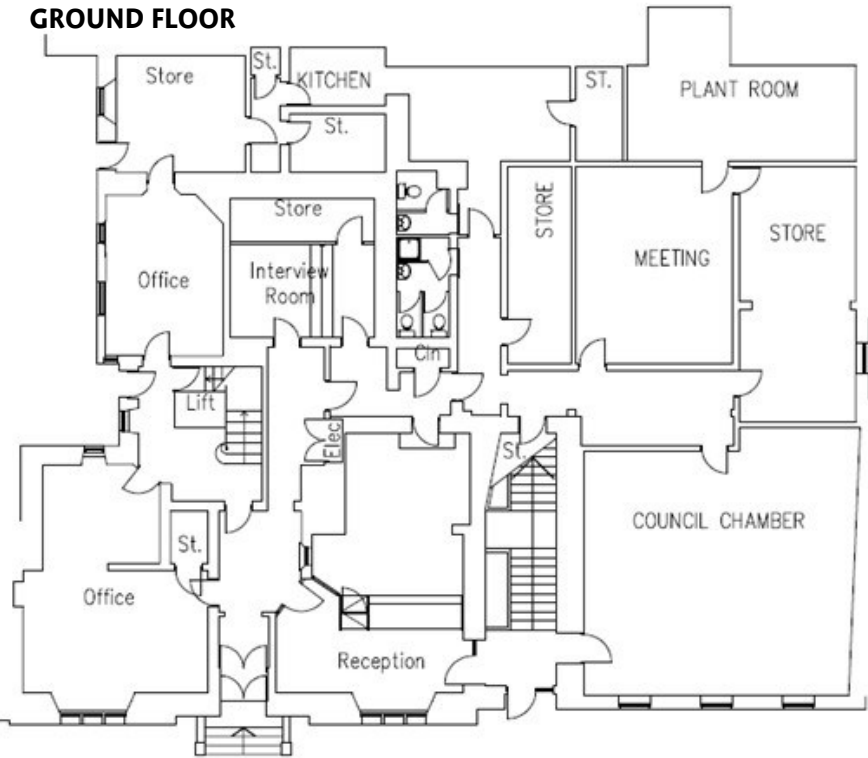


### FLOOR PLANS

#### BASEMENT



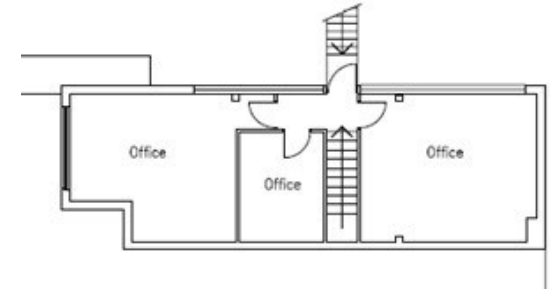
#### GROUND FLOOR



#### FIRST FLOOR



#### SECOND FLOOR



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