

To Let: RETAIL WAREHOUSE/ TRADE COUNTER UNIT

Selkirk Retail Park, Dunsdalehaugh, Selkirk. TD7 5ED

Edwin
Thompson



Retail Warehouse/ Trade Counter Unit

Selkirk Retail Park, Dunsdalehaugh, Selkirk. TD7 5ED

Versatile clear span former Car Show Room with glazed façade. Well suited to retail and trade counter uses. Prominent Roadside Position. Plentiful parking. Potential for yard area. Two vehicular access bays to the rear.

Gross Internal Area of Building: 609.85 sq m (6,562 sq ft)

Rental on application

Ref. GJ1047

General Information

Unit 2 Selkirk Retail Park, Dunsdale Haugh is situated with a prominent roadside position at the northern gateway to Selkirk.

Selkirk has a population of approximately 6,000 and is conveniently situated within the centre of the Scottish Borders with good road links to the main towns in the area and the national roads network via the A7 arterial route.

The town is located approximately 5 miles to the south of Galashiels, 11 miles to the north of Hawick, the two largest population bases within the Borders with populations of around 14,000 and 16,000 respectively.

The riverside area of Selkirk is now considered one of the regions principal commercial centres. It has recently benefitted from significant investment both private and public sector including Scottish Enterprise's landmark refurbishment of Ettrick Riverside into a modern business facility, the modern factory complex at Portland Buildings and nearby re-development projects at Tweed Mills, Riverside Mills and Gibson Buildings at Ettrick Park.

Description

A steel portal framed clear span unit with glazed façade to the roadside elevation and the front section of the gable ends facing brick to the other external elevations with insulated composite panelling to the roof and walls above eaves height.

To the rear there is warehousing with double vehicular access bays each with full height roller shutter doors. but incorporating brick detailing and a double height glazed entrance atrium to the roadside elevation.

There is a substantial tarmacadam surfaced car park/ yard to the north with further parking to the front.

Areas

Description	Sq m	Sq ft
Gross internal floor area	609.85	6,562

Services

All mains services are understood to be available. Gas fired central heating

Lease Terms

Available on flexible terms by way of a new Full Repairing and Insuring lease.

In the normal manner, the in-going tenant will be liable for any stamp duty, registration dues and VAT thereon.

Legal Costs

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

Entry

On the conclusion of legal documentation of the lease

Value Added Tax

Unless otherwise stated the prices quoted are exclusive of VAT.

Viewing

By appointment with the sole agents.

Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
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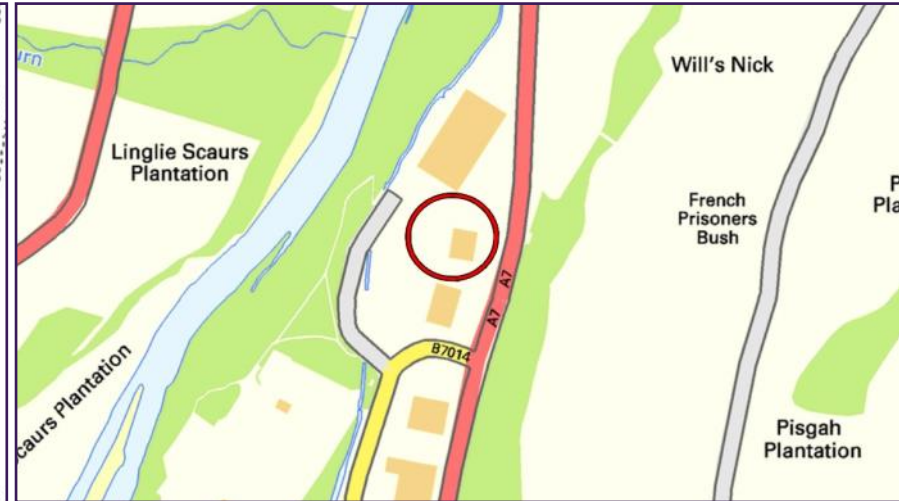
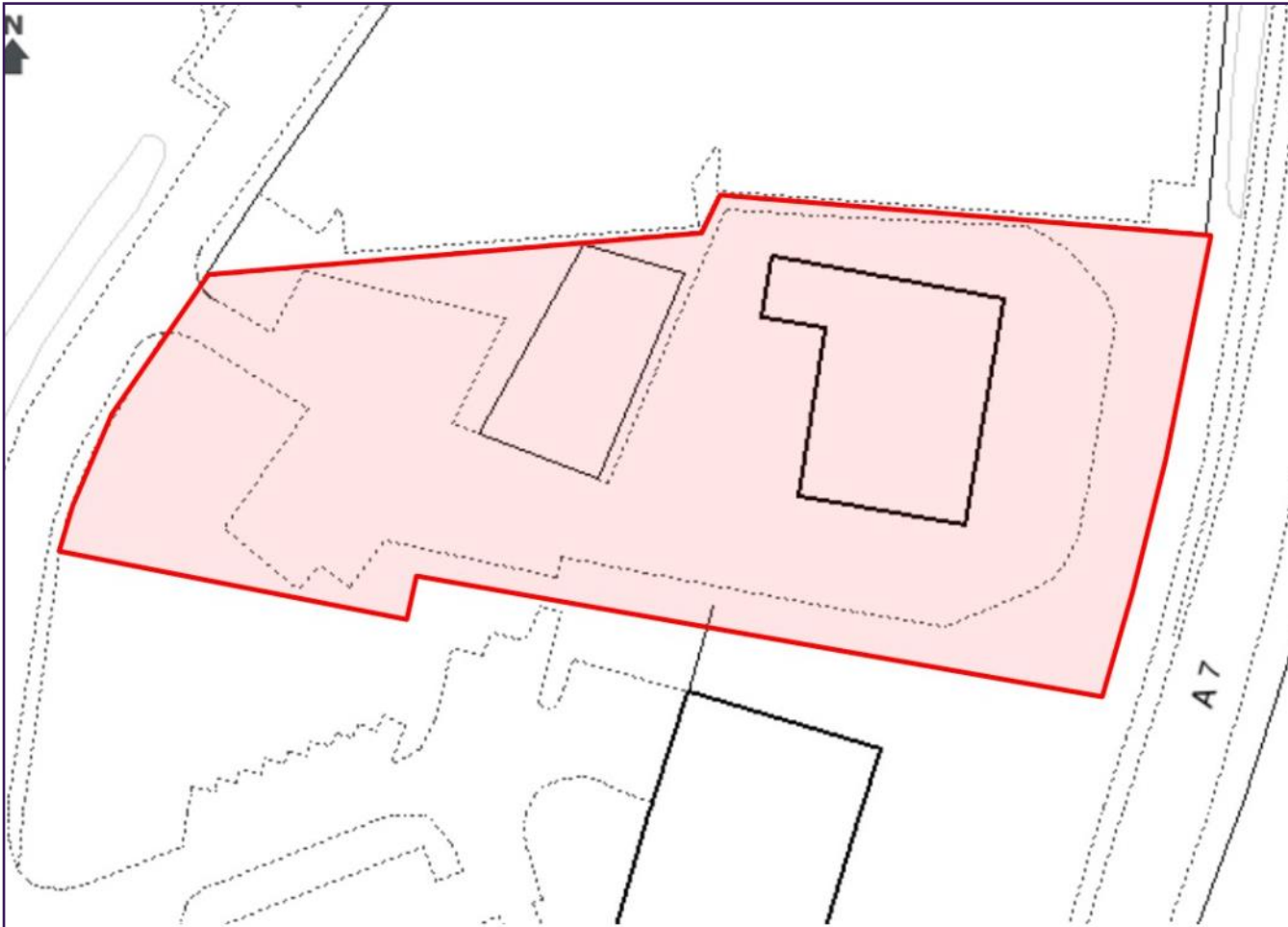
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FOR IDENTIFICATION PURPOSES ONLY. PLEASE REFER TO TITLE PLAN FOR CONFIRMATION OF BOUNDARIES.

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