

# For Sale: INDUSTRIAL/ RE-DEVELOPMENT

Old Station Yard, Edinburgh Road, Jedburgh. TD8 6EE

Edwin  
Thompson



# FACTORY AND YARD

Old Station Yard, Edinburgh Road, Jedburgh. TD8 6EE

A regular shaped site of 0.434 ha (1.07 acre) or thereby at the Northern Gateway to Jedburgh.

A twin span portal framed building with associated offices with a footprint of 1,221.84 sq m (13,147 sq ft) occupies part of the site. Within recent years the building has been split into five units.

**Offers over £295,000 are invited**

**Ref. GC5148**

### General Information

Old Station Yard occupies a prominent gateway position to the northern entrance to Jedburgh.

Jedburgh is a traditional market town with a population of approximately 4,000. The town is steeped in history with a great many historic attractions including the 12th Century Augustinian Abbey, Jedburgh Jail and Museum, Mary Queen of Scots house. Its historic setting attracts a significant level of seasonal tourist trade. The town also benefits from a good range of shopping facilities with a blend of crafts, antique and artisan retail outlets.

Jedburgh is situated on the southern fringe of the Scottish Borders close to Jed Water a tributary of the River Teviot, approximately 10 miles to the north of the border with England and benefits from good road links to the principal Borders towns and a national road network via the A68 trunk road. Newcastle airport is approximately 52 miles south while Edinburgh airport lies around 54 miles north.

### Description

A factory together with ancillary accommodation and concrete yard occupying a regular shaped site of approximately 1.07 acre.

The factory is a twin span concrete portal frame building. Roofs are clad in corrugated fibre cement sheeting with preformed reinforced concrete valley and eaves guttering. External walls are of cavity brick construction rendered to the east and west elevations with timber panelling to the north and south gables. The factory has a solid concrete floor throughout

To the west there is a flat roofed extension of cavity construction providing ancillary office accommodation. There is a sizeable concrete surfaced yard to the north and south. The site is bounded by two metre high post and rail fencing to the north, east and west.

### Accommodation

A ten bay factory building complete with two vehicular access roller shutter doors to each gable end and a further vehicular access door to the east elevation.

Ancillary accommodation to the west comprising: General office, manager's office, staff room and WCs.

### Areas

	sq m	sq ft
<b>Unit 1</b>	<b>377.97</b>	<b>4,067</b>
<b>Unit 2</b>	<b>364.68</b>	<b>3,924</b>
<b>Unit 3</b>	<b>479.18</b>	<b>5,156</b>
<b>TOTAL</b>	<b>1,221.84</b>	<b>13,147</b>





### Services

Mains electricity, water and drainage.

### Rateable Value

Old Station Yard is currently assessed as:

UNIT 1	WORKSHOP	TECHNICAL MANAGEMENT SERVICES	<b>£10,400</b> effective from 01-APR-17
UNIT 2	WORKSHOP	Vacant	<b>£10,300</b> effective from 01-APR-17
UNIT 2A	STORE	Vacant	<b>£7,000</b> effective from 01-APR-17
UNIT 3	WORKSHOP	Occupied	<b>£10,500</b> effective from 01-APR-17
UNIT 3A	WORKSHOP	Occupied	<b>£2,700</b> effective from 01-APR-17

The Small Business Rates Relief Scheme provides rates relief to help small businesses in Scotland. For the 2017/18 financial year upto 100% rates relief is available for business with a combined rateable value (of all business premises in Scotland) with a Rateable Value of £15,000 or less subject to application and eligibility. Further details are available from the Business Rates Team at Scottish Borders Council. Tel. 0845 3000341.

### Rental

The current Rental Roll is £30,600 per annum.

The units are held on relatively short term licences .

### Value Added Tax

Any prices are exclusive of VAT. Any prospective tenants must satisfy themselves independently as to the instances of VAT in respect of any transaction

### Legal Costs

Each party will be responsible for their own legal costs incurred in relation to this transaction.

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

### Entry

By mutual agreement

### Viewings

Strictly by appointment with Edwin Thompson LLP, Chartered Surveyors

76 Overhaugh Street

Galashiels

TD1 1DP

Tel: 01896 751300

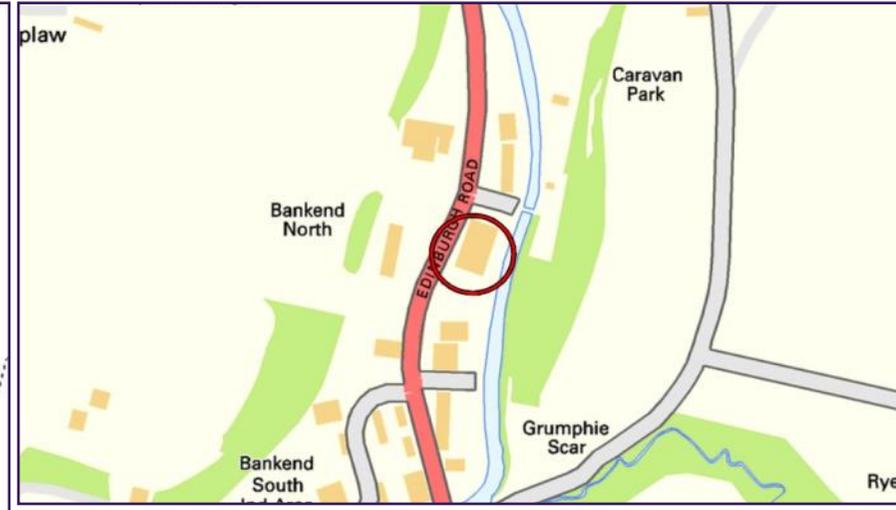
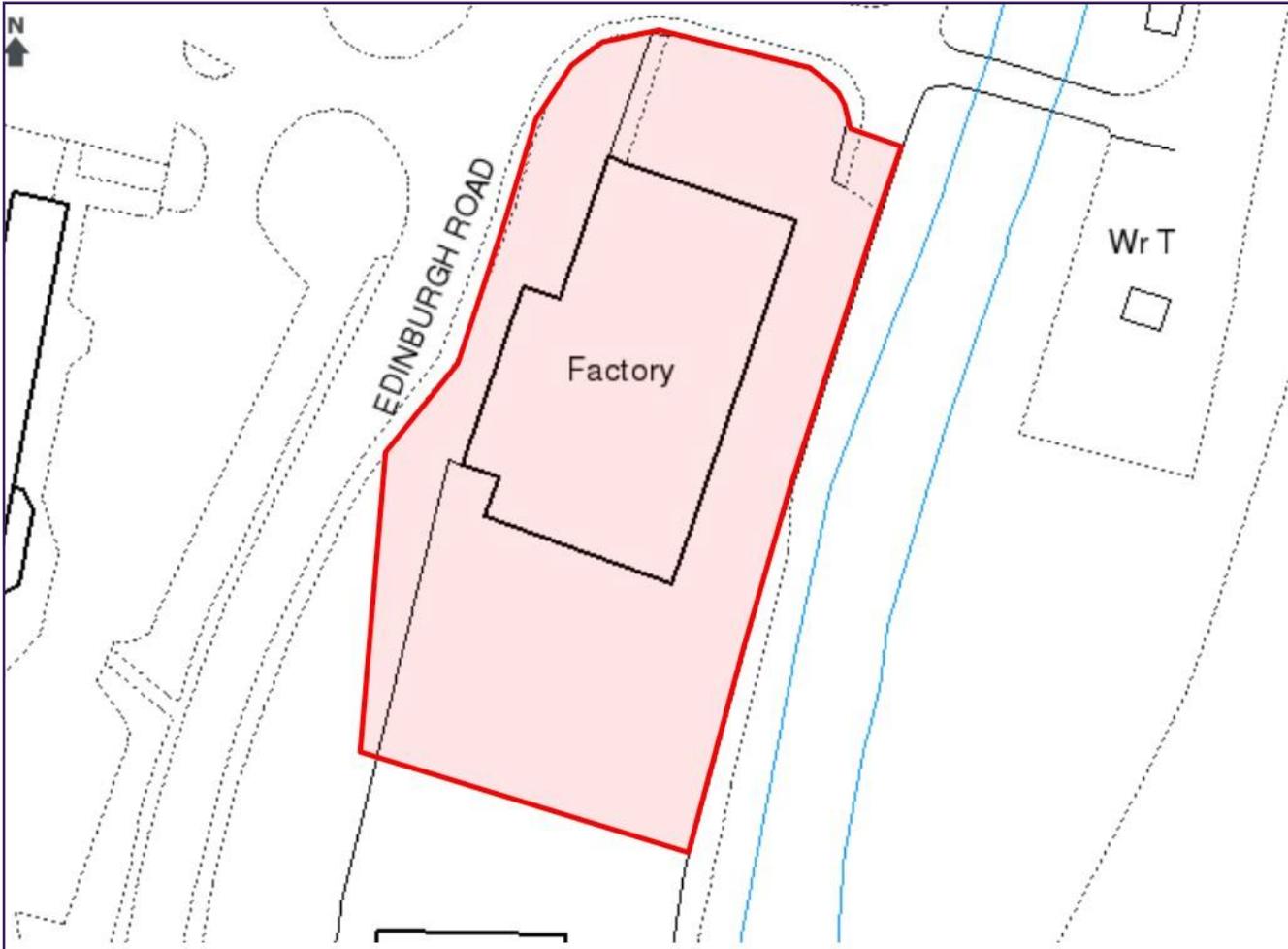
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