

TO LET

Units 1-3 Weavers Court, Forest Mill, Selkirk TD7 5NY

Edwin
Thompson



COMMERCIAL UNITS

1-3 Weavers Court, Forest Mill, Selkirk TD7 5NY

- Highly versatile hybrid-units within Riverside Business Park, Selkirk
- Scope to be occupied as a whole or two separate units
- Redecorated and upgraded to a good standard
- All mains services are connected
- Gross Internal Area 184 sq m (1,976 sq ft)

Guide Rent £8,000 Per Annum

Ref. GK5277

General Information

Forest Mill is situated within Riverside Business Park to the north west of 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 but also your own development at Portland Buildings and nearby re-development projects at Tweed Mills, Riverside Mills and Gibson Buildings at Ettrick Park. Existing Occupiers at Forest Mill include Twist Studio Glass, Forestry Commission, Best Practice Occupational Health, Cademuir Tool Making, CPE Consultancy, and Ettrick Valley.

Description

Three interlinked units each with plastisol coated aluminium framed double-glazed double doors to the front elevation with sliding timber panelled external door to the front elevation. The door openings are approximately 2.15 m high x 2.29 m wide. A WC is provided to the rear of Units 2 and 3 which are each fitted to an accessible standard with low flush unit, wash hand basin and handrails. The rear section of Unit 2 is currently sub-divided with a stud-

partition wall to provide staff area complete with tea preparation area – this division could be removed if necessary.

These units offer scope to be occupied as a whole or two separate units.

Forest Mill is a Category B Listed former Mill which dates back to around 1838.

This section of the building is of single storey design, believed to date to the 1850s to 1880s. The building was sympathetically refurbished and converted into individual hybrid units by the current owners.

The building is of whinstone construction with 23 bay equal-sided double-pitched pitched slate roofs incorporating renewed polycarbonate sheeted roof lights to the east pitches and conical ventilators. The roof trusses are supported on cast iron columns.

Areas

Description	Sq m	Sq Ft
Gross Internal Area	184	1,976

The property has been measured in accordance with the RICS Code of Measuring

Uses

The area is zoned for the Retention of Business and Industrial Use within the Definition of the Town and Country (Use Classes) (Scotland) Order 1997 and this would support the following uses:

Class 4 (Business/Light Industrial use)

Class 5 (General Industrial)

Class 6 (Storage and Distribution)

Rateable Value

According to the Scottish Assessor's Association Website this unit is assessed to a Rateable Value of £8,100 per annum effective from 01-Apr-2017.

The Small Business Bonus Scheme provides rates relief to help small businesses in Scotland. Where a business's combined (all business premises in Scotland) rateable value is £15,000 or less up to 100% relief is available subject to eligibility (Current 2018/19). Further details are available from the Business Rates Team of Scottish Borders Council.

Services

All mains services are understood to be connected.

Energy Performance Certificate

Energy Performance Rating: Band to be confirmed

Entry

On the conclusion of legal missives

Rental

On application.

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

Lease Terms

Available by way of a Full Repairing and Insuring lease.

Terms by negotiation.

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.

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.

Viewing

By appointment with the sole agents:

Edwin Thompson Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP

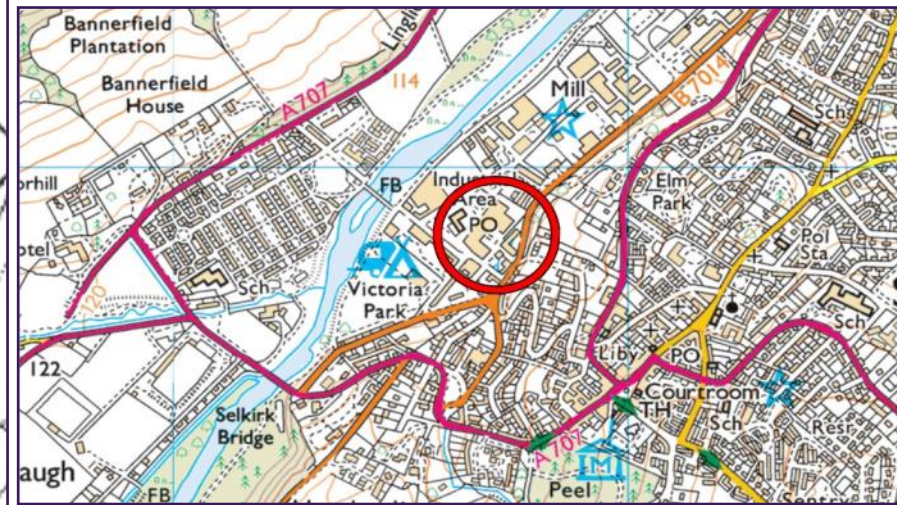
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Edwin
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Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

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Regulated by RICS



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