

# To Let: General Purpose Unit

Langlands Place, Newtown St Boswells, Scottish Borders TD6 0SF

Edwin  
Thompson



# GENERAL PURPOSE UNIT

## Unit 1: Langlands Mill, Newtown St Boswells TD6 0SF

The unit offers considerable flexibility for a range of uses such as storage or distribution, light industrial uses, a workshop, or potentially leisure uses such as a gym.

Gross Internal Area 874.43 sq m (9,412 sq ft) or thereby.

**Guide Rent £12,000 per annum**

**Ref. GT4726**

### General Information

The subjects comprise a detached general purpose unit situated to the south of a former mill complex at Langlands Mill towards the centre of Newtown St Boswells. Newtown St Boswells is situated in a central location with good links to the national roads network, Edinburgh, Newcastle and the main towns within the central borders.

Newtown St Boswells is an important administrative and agriculture centre, home to the headquarters of Scottish Borders Council and H&H Auction Mart, the areas main livestock auction mart. The village has been earmarked for significant expansion in the proposed Scottish Borders Local Development Plan and is located just 6 miles from the railway station at Tweedbank, the southern terminus of the newly reinstated borders rail link between the central borders and Edinburgh Waverley.

### Description

The mill buildings were originally constructed around 1890 with later additions to the south. The buildings use as a textile mill ceased during the 1980s. In 1989 the buildings were sub-divided and converted into workshops. This section has most recently been occupied as a retail warehouse in connection with the previous tenants hot tub business. Previous uses have included a retail outlet for baby and toddler products, a carpet and furniture retail warehouse.

This section of Langlands Mill was upgraded and sub-divided to form two self-contained units in around 2006.

This unit extends to a gross internal area of 874.43 sq m (9,412 sq ft).

Internally, the unit has been sub-divided to provide a show room with personnel door to the south elevation, general office, display area with changing room off, ladies, gents and disabled WC; and store room with vehicular access (opening dimensions 2.82 h x 2.85 m wide).

There is a shared access roadway through the Langlands Mill site from the B6398 (Langlands Place) to the west.

The unit is available as a whole or can be sub-divided into two units;

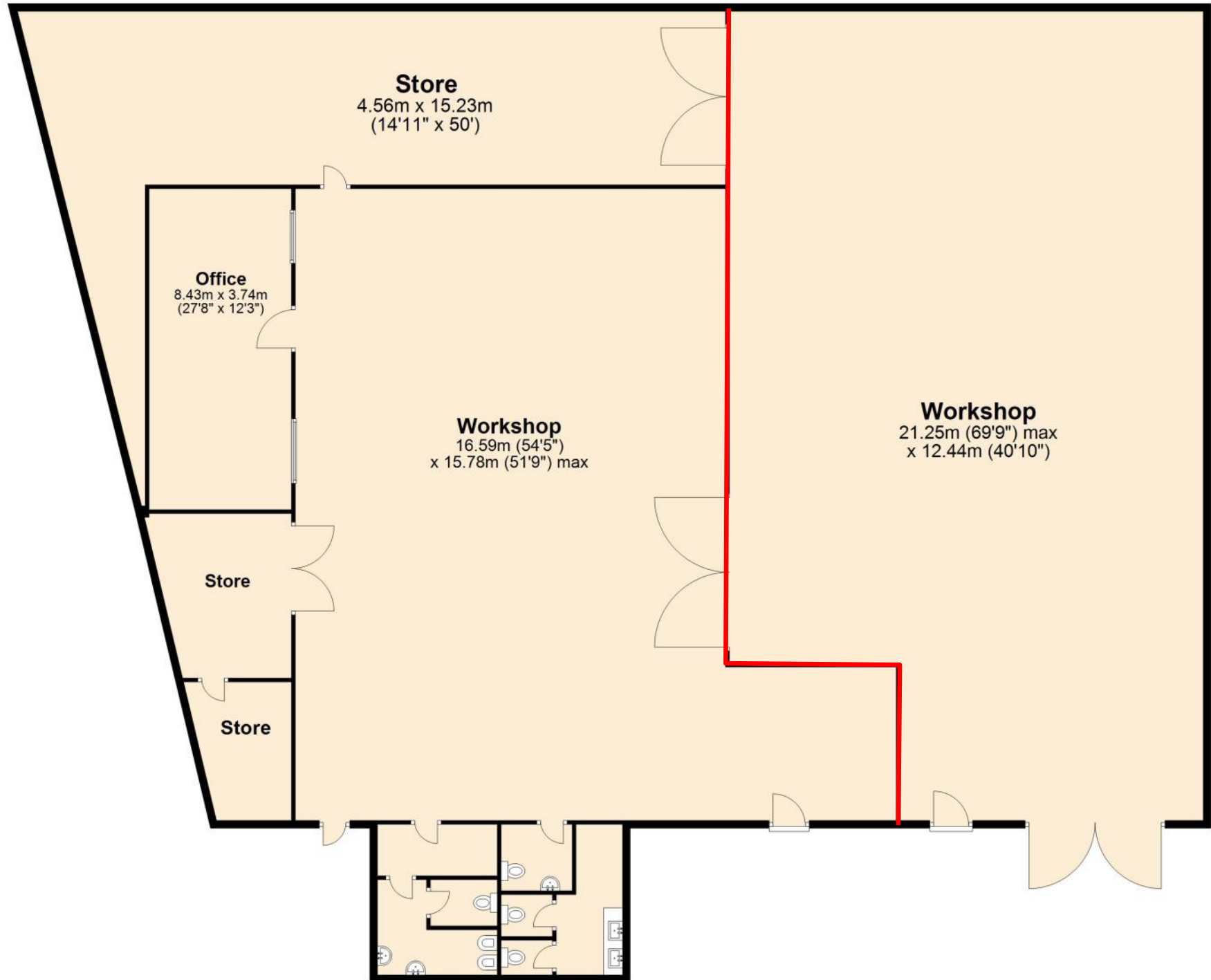
Description	Sq m	Sq Ft
Unit 1	631.58	6,798
Unit 1a (workshop)	242.85	2,614

### Areas

The subjects have been measured in accordance with the RICS Code of Measuring Practice to a Gross Internal Area of 874.43 sq m (9,412 sq ft)

Description	Sq m	Sq Ft
Workshop	242.85	2,614
Show Room	328.24	3,532
Storage	221.24	2,381
Office	36.24	390
Display/changing area	23.37	252
Wcs	22.49	242
<b>Total</b>	<b>874.43</b>	<b>9,412</b>

**Ground Floor**  
Approx. 631.4 sq. metres (6796.7 sq. feet)



Total area: approx. 631.4 sq. metres (6796.7 sq. feet)

## Rateable Value

**Unit 1**     **£9,100 effective from 01 April 2017**

**Unit 1a**    **£4,500 effective from 01 April 2017**

Under the Small Business Bonus Scheme, businesses with a combined rateable for all it's business properties in Scotland of below £15,000 may be eligible for relief.

## Services

Mains electricity, water and drainage are connected.

## Entry

On the conclusion of legal missives

## Rental

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.

## EPC

TBC

## Value Added Tax

Any prices are exclusive of VAT. Any intending purchasers 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.

## Viewing

By appointment with the sole agents:

Edwin Thompson Chartered Surveyors

76 Overhaugh Street  
Galashiels  
Scottish Borders  
TD1 1DP

Tel. 01896 751300

Fax. 01896 758883

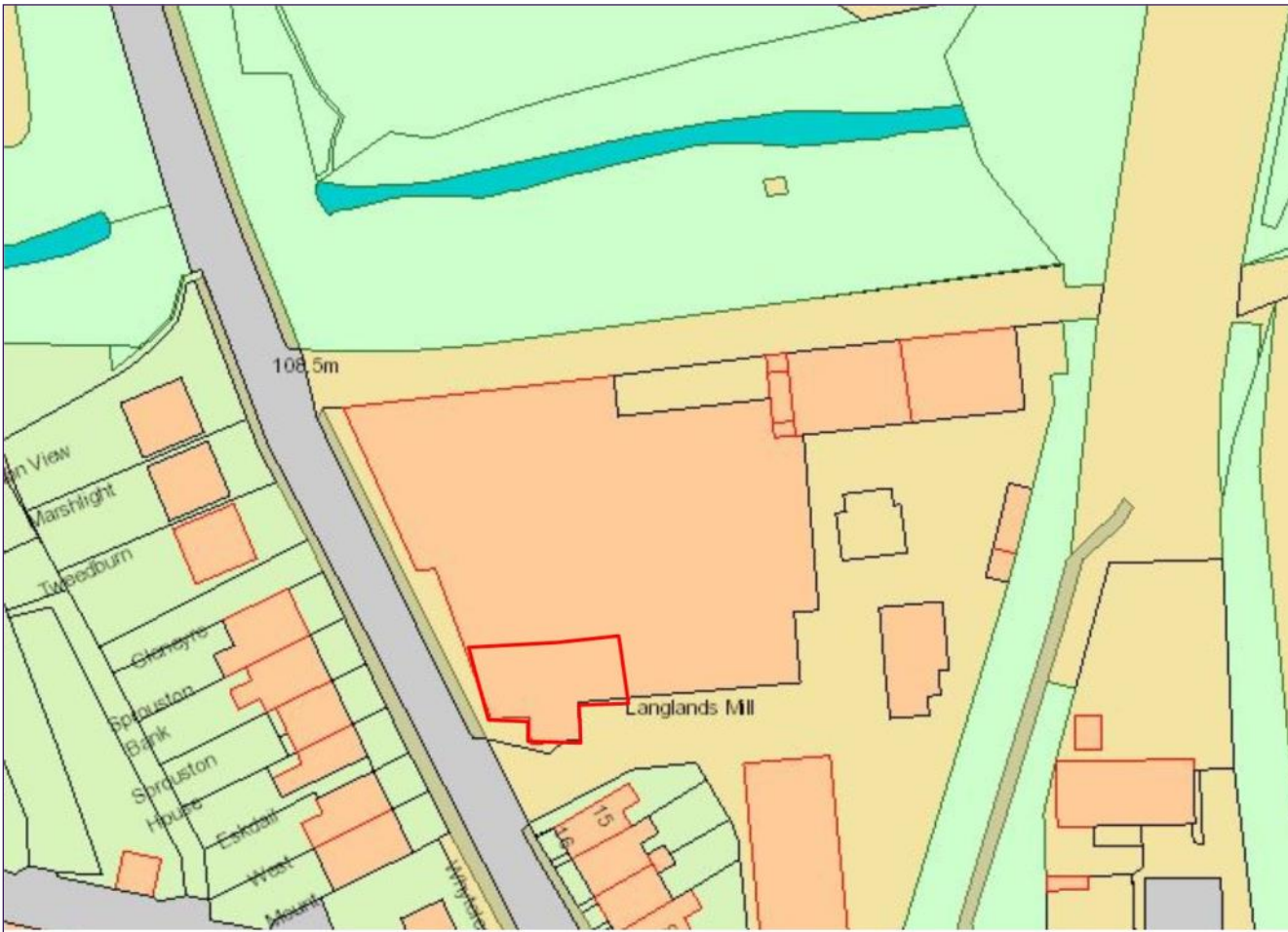
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**FOR ID ENTIFICATION PURPOSES ONLY. PLEASE REFER TO TITLE PLAN FOR CONFIRMATION OF BOUNDARIES.**

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Regulated by RICS



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