

4 Back Row



Office



SELKIRK TD7 4LP

**TO
LET**

- OPEN PLAN / CELLULAR OFFICE
- COMMUNITY AND CHARITABLE USES WILL BE CONSIDERED
- PRIVATE GROUND FLOOR ENTRANCE
- TOWN CENTRE LOCATION
- EXTENDS TO 110.61 SQ M/1190.60 SQ FT



www.g-s.co.uk

the complete property service

4 Back Row SELKIRK

LOCATION

The subjects are situated just off the main High Street within Selkirk town centre. Selkirk is located centrally within the Scottish Borders and benefits from high passing trade due to the A7 arterial route providing access to the north and south. The town is located 5 miles south of Galashiels and 11 miles north of Hawick.

The approximate location of the subjects is highlighted in red on the OS extract below.

DESCRIPTION

The subjects comprise a first floor office space within a 2 storey terraced traditional stone held constructed property under a pitched and slated/tiled roof. Internally the office is a mix of open plan and cellular accommodation. The subjects, benefit from its own private entrance located on the ground floor.

The property is serviced by electrical radiators and water from the mains system.

ACCOMMODATION

The accommodation has been measured in accordance with the RICS Code of Measuring Practice 6th edition and we estimate the net internal area of the premises to be as follows:-

Total: 110.61sq m/1190.60 sq ft.

RATEABLE VALUE

According to the Scottish Assessors Association, the current rateable value is £5,600.

The property will therefore qualify for 100% small business rates relief.

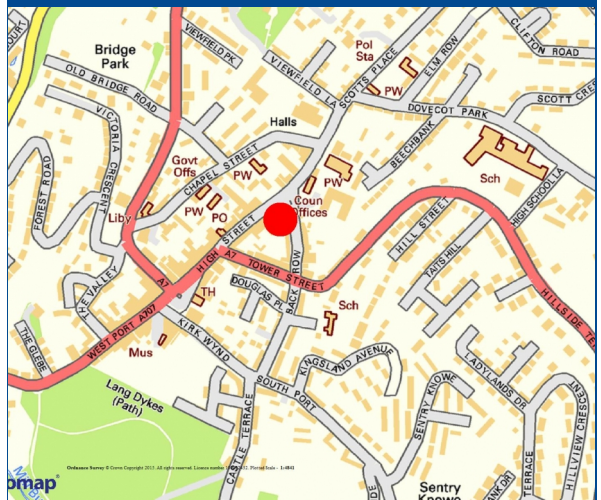
LEASE TERMS

We are quoting offers in the region of £7,500pa however community and charitable uses will be considered at a concessionary rate.

VAT & LEGAL EXPENSES

Each party to bear their own legal expenses, however, the tenant will be responsible for any VAT payable, Land and Buildings Transaction Tax and registration dues incurred in connection with this transaction.

TO LET Office



VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Joe Helps - Tel: 0131 240 5291
Email: joe.helps@g-s.co.uk

Jonathan Steele - Tel: 0131 240 5336
Email: jon.steele@g-s.co.uk



CONTACT

Graham + Sibbald
11 Manor Place
Edinburgh,
EH3 7DL
Tel: 0131 225 1559

Aberdeen
01224 625024
Ayr
01292 271030
Dundee
01382 200064
Edinburgh
0131 225 1559
Falkirk
01324 638377
Glasgow
0141 332 1194
Hamilton
01698 422500
Inverness
01463 236977
Kilmarnock
01563 528000
Kirkcaldy
01592 266211
Paisley
0141 889 3251
Perth
01738 445733
St Andrews
01334 476 210
Stirling
01786 463111
Weybridge
01932 260 726

IMPORTANT NOTICE:

- Please read carefully
1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
 2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
 3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
 4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
 5. A list of Partners can be obtained from any of our offices.

Published: 13 March 2017