

Unit 1, Eyemouth Industrial Estate



**Graham
Sibbald**

Retail / Industrial / Development Opportunity



EYEMOUTH TD14 5AN

**TO LET /
MAY SELL**

- RETAIL DEVELOPMENT OPPORTUNITY
- EXCELLENT TRANSPORT LINKS CLOSE TO A1
- POPULAR BORDERS LOCATION
- SITE EXTENDS TO 0.57 HECTARES / 1.40 ACRES



www.g-s.co.uk

the complete property service

Unit 1, Eyemouth Industrial Estate

EYEMOUTH

Location

The site is located within the popular town of Eyemouth in Berwickshire which itself lies on the south east coast of Scotland with a resident population of over 3,000. The town is strategically located approximately 2 miles east of the main north-south A1 motorway benefitting from excellent transport links to Edinburgh and the outer regions of Scotland, whilst also being easily accessible from Newcastle and the north of England.

The local economy is highly active with a number of national and regional operators providing a healthy supply of shops, restaurants, museums, fitness and leisure facilities. The town is supported by a strong infrastructure including both primary and secondary schools, a medical centre, several banks and post office. The town has also seen a number of both private and residential developments commence as demand for additional housing has continued to rise underpinning the requirement for additional retail operators in the area.

More precisely, the site is situated on Unit 1 of the Eyemouth Industrial Estate accessed via Toll Bridge Road which intersects with the main arterial route of the A1107 approximately 2 miles north-east of the A1 motorway. Nearby occupiers include the Eyemouth Service Station, Windram Tom and the Eye Sleepover Hotel with Coldingham Road located on the northern edge of the site providing the main access into the residential housing estate.

The site also benefits from its close proximity to both the Eyemouth Primary School on Coldingham Road and Eyemouth High School located just off the A1107.

Description

The site consists of the former Stuarts Net factory which includes a large industrial warehouse with ancillary office accommodation of steel framed and brick construction respectively.

Externally, the site is made up of a large self contained yard area with both pedestrian and vehicular access suitable for HGV via the north Toll Bridge Road entrance with the Coldingham Road residential estate to the north of the site.

Accommodation

According to previous measurements the site extends to:

0.57 hectares / 1.40 acres

According to the Scottish Assessors Association the Factory premises extends to:

1,719.70 sq m / 18,504 sq ft

Lease Terms

Available upon request.

Price

Offers are invited to purchase the heritable interest.

Rateable Value

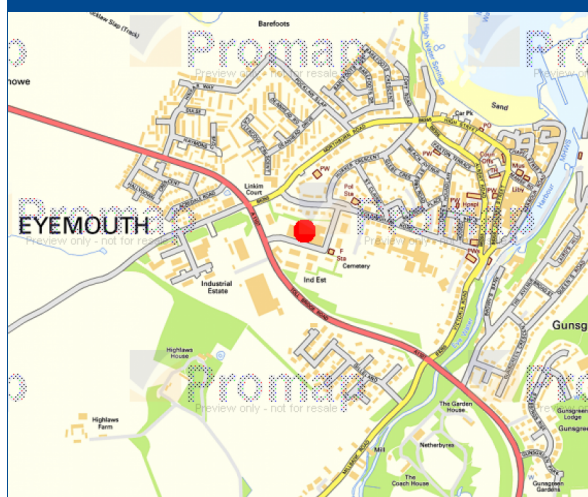
The current rateable value is £38,400.

VAT & Legal Costs

All prices quoted are exclusive of VAT.

TO LET / MAY SELL

Retail / Industrial / Development Opportunity



VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Keith Watters - Tel: 07714 845629
Email: Keith.Watters@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

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: 20 July 2015

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
Stirling
01786 463111
Weybridge
01932 260 726