



Unit 9-10 | South Park Industrial Estate | Peebles | EH45 9ED



- **Rare Industrial Opportunity within Peebles**
- **Modern Unit**
- **Established Location**
- **Parking & Yard Area**

VIEWING & FURTHER INFORMATION:

Stuart Lobb MRICS

J & E Shepherd Chartered Surveyors
70 High Street
Galashiels
TD1 1SQ
T: 01896 750 150

J & E Shepherd Chartered Surveyors
14 Atholl Crescent
Edinburgh
EH3 2HA
T: 0131 225 1234

E: stuart.lobb@shepherd.co.uk

www.shepherd.co.uk

LOCATION

Peebles is an attractive Borders town situated approximately 30 miles to the south of Edinburgh and a popular commuter town. It serves a wide catchment population and is a tourist destination for walkers and mountain bikers.

The subject premises is located to the south of Peebles Town Centre within an existing industrial estate location surrounded by agricultural land with residential accommodation within close proximity; access to the estate is by way of Caledonia Road and South Parks Road.

There are a number of local operators within the estate including RH Miller, Frank Ballantyne, Cocoa Black and Southpark Garages.

DESCRIPTION

The subjects comprise of a single story industrial property which has been extended to the rear and includes for a small mezzanine floor.

The subjects include for roller shutter door access to the front and rear of the subjects with yard area to the front and access provision to the rear; the subjects also include for an area of ground to the north and east.

Internally the main subjects comprise of ancillary accommodation with three offices and open plan workshop space and an internal workspace pod whilst within the rear extension there is open plan accommodation with an internal office pod with toilet facilities to the left of the subjects.

PRICE

£390,000 exclusive



Unit 9-10 | South Park Industrial Estate | Peebles | EH45 9ED

FLOOR AREA

Floor	Area (sq. m)	Area (sq. ft.)
Ground Floor	750.32 sq. m	(8,076 sq. ft.)
Mezzanine	27.55 sq. m	(297 sq. ft.)
Total	777.87 sq. m	(8,373 sq. ft.)

The above areas have been calculated on a gross internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.

We are verbally advised the subjects would be suitable for sub-division, subject to obtaining the necessary consents.

RATEABLE VALUE

The property has a Rateable Value of: £27,200

The Uniform Business Rate for 2016/17 financial year is 48.4 pence in the pound for properties with a Rateable Value below £35,000.

SERVICES

Mains supplies of water, gas, electricity with drainage to the public sewer.

ENERGY PERFORMANCE CERTIFICATE

Details are available on request.

PLANNING

We understand the subjects benefit from a Class 5 (Gen Industrial) Use within the terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997.

Other uses may also be deemed to be appropriate subject to obtaining the necessary consents.

LEGAL COSTS

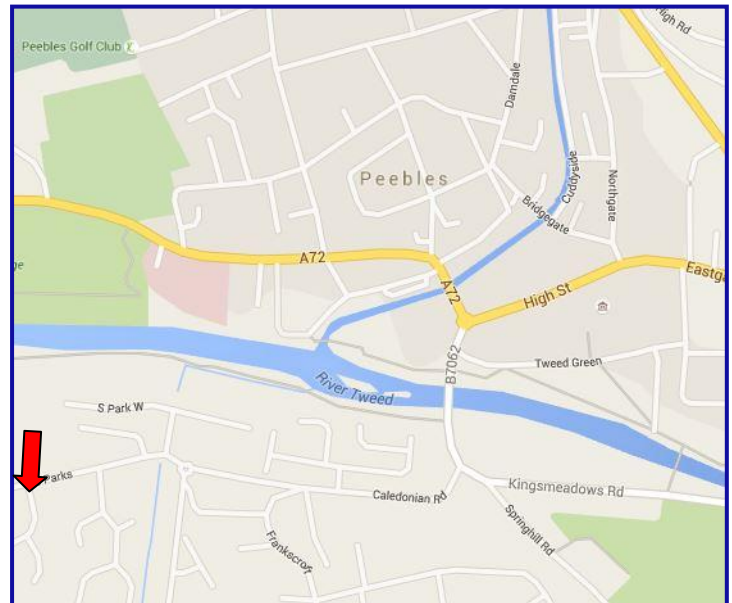
In the normal manner, the purchaser will be responsible for LBTT, registration dues and VAT where applicable to any letting.

VAT

Unless otherwise stated the prices quoted are exclusive of VAT. Any intending purchaser must satisfy themselves independently as to the instances of VAT in respect of any transaction.

PRICE

Our clients are seeking to dispose of the freehold interest of the subjects at: **£390,000 exclusive**



VIEWING

For further information or viewing arrangements please contact the sole agents:

Stuart Lobb BSc (Hons) MRICS

J & E Shepherd Chartered Surveyors
70 High Street
Galashiels, TD1 1SQ
T: 01896 750 150

J & E Shepherd Chartered Surveyors
14 Atholl Crescent
Edinburgh, EH3 2HA
T: 0131 225 1234

E: stuart.lobb@shepherd.co.uk

Publication date: August 2016