

Bowden Road, Newtown St Boswells, TD6 0RY

Former Public Conveniences

Gross Internal Area: 52 sq m

For Sale: Offers Over £15,000

Edwin
Thompson





BRIEF RESUME

- Surplus Public Conveniences
- A Range of Potential Uses , Subject to Planning
- Potential Café/ Kiosk/ Retail/ Micro Office/ Studio
- GIA 52.17 sq m

DESCRIPTION

The subject comprises a ground floor public conveniences occupying a site between Bowden Road and the B6398. The unit is of a block-built cavity construction with a predominantly brick faced outer leaf with timber clad fascias. The roof is flat fronted with a rolled metal covering with mono-pitched central section incorporating translucent polycarbonate roof lights. The rear roof is a two-tier flat roof with lower central section. This section of roof has a felt covering. Rainwater goods are of a PVC specification.

LOCATION

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, agriculture centre, home to the headquarters of Scottish Borders Council and John Swan 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 borders rail link between the central borders and Edinburgh Waverley.

RATEABLE VALUE

The Rateable Value effective from 01-April-2023 is £5,000. Rateable value/council tax information has been obtained from the Scottish Assessors Association website whilst believed to be correct, this information has not been verified.

The Small Business Rates Relief Scheme (SBRR) currently offers 100% rates relief for units of a Rateable Value of £12,000 or less based on the combined total of all the occupier business premises within Scotland (subject to application and eligibility).

PLANNING

The subjects are situated within Newtown St. Boswells Development Boundary as defined within the Scottish Borders Local Development Plan 2 which was adopted on 22 March 2024.

Established Use is expected to be non-classified, Sui Generis under the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended).

Following a change of use, Class 1A, 3 or 4 would be the most obvious uses. 1A which was introduced to provide greater flexibility to High Streets effective from 31 March 2023. Class 1A incorporates former Class 1 (Retail) and Class 2 (Financial, Professional and Other Services) of the Use Class Order. In addition, the recent change includes permitted development rights for Class 3 (Hot Food, Restaurants) and Class 4 (Business) providing considerable flexibility.





AREAS

The subjects have been measured in accordance with the RICS Code of Measuring Practice to an approximate Gross Internal Area of 52.17 sqm

E & oe measurements of the main building taken with a laser measure.

TENURE

Presumed Absolute Ownership following the Abolition of Feudal Tenure (Scotland) Act 2000.



SERVICES

Mains, electricity, water and drainage

EPC

Pending

VIEWING

By appointment with the sole agents.
Edwin Thompson, Chartered Surveyors
g.paxton@edwin-thompson.co.uk

IMPORTANT NOTICE

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2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness.
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