

# Warehouse/Workshop — Langlands Mill

Unit 2 Langlands Mill, Langlands Place, Newtown St Boswells, TD6 0SF

Net Internal Area 290.08 sq m (3,121 sq ft)

Guide Rent £8,000 per annum

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## BRIEF RESUME

- Versatile space
- Located in a central location
- NIA 290.08 sq m (3,121 sq ft)

## LOCATION

The subjects comprise a substantial proportion of the former mill buildings 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, agriculture centre, home to the headquarters of Scottish Borders Council and Harrison and Hetherington 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.

## 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

They are of brick-construction with painted render external finish. Cast iron props support multi-span roofs glazed to the north faces, box profile cladding to the south facings. Valley gutters are incorporated between the roof pitches. Rainwater goods consist of metal box gutters and cast iron downpipes. In 1989 the buildings were subdivided and converted into workshops. In 2006, this the southern section of the mill was converted into two self-contained units – Unit 1 and Unit 2.

Previous uses have included a retail warehouse in connection with the previous tenants hot tub business and a retail outlet for baby and toddler products, a carpet and furniture retail warehouse

## ACCOMMODATION

The accommodation comprises:

Unit 2: Warehouse/ workshop with personnel access to the south and east; north east subdivided to provide gents with wc cubicle, urinal and wash hand basin, accessible wc with wash hand basin and large lobby; ladies wcs to east with two wc cubicles and two wash hand basins; office with separate access to east and linked in to main unit.

## AREAS

The subjects have been measured in accordance with the RICS Code of Measuring Practice to the following approximate areas:

Net Internal Area: 290.08 sq m / 3,121 sq ft

E and oe measurements taken with a laser measure.

## Rateable Value

The subjects are assessed to a Rateable Value of £7,800 effective from 01-April-23.

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). This is reviewed annually.

## LEASE TERMS

Available by way of a new lease on FRI terms. In the normal manner, the in-going tenant will be liable for any land and buildings transaction tax, registration dues and VAT thereon.





## PLANNING

The site is accessed in a mixed-use area. A range of uses are likely to be supported in accordance with the Town and Country (Use Classes) (Scotland) Order 1997 (as amended). This includes:

Class 4 (Business/Light Industrial Use)

Class 5 (General Industrial)

Class 6 (Storage/Distribution)

There may also be potential for Sui Generis (site specific) uses this category (Sui Generis) includes uses such as haulage yard, bus/taxi depot, veterinary surgery, vehicle sales, vehicle repairs, taxi/vehicle hire depot or similar subject to planning.

## VIEWINGS

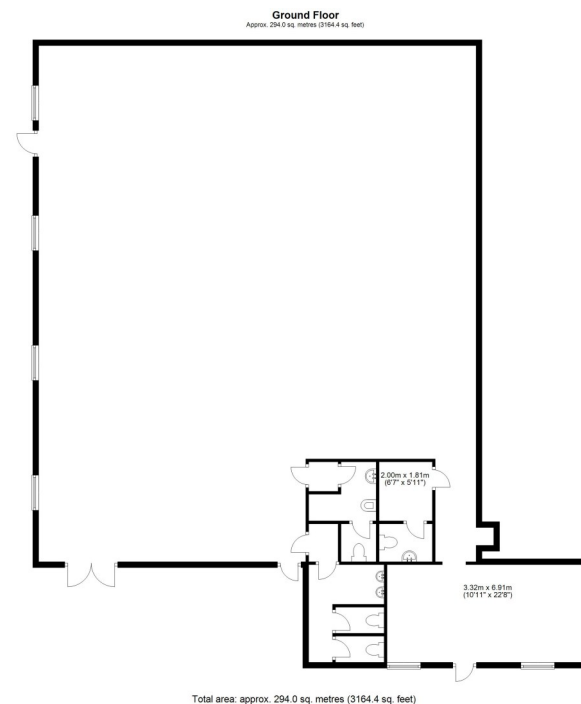
Strictly by appointment only.

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## IMPORTANT NOTICE

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
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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