

To Let: General Purpose Unit

'The Wool Store' Langlands Place, Newtown St Boswells Melrose TD6 0SF

Gross Internal Area 320.07 sq m (3,444 sq ft). Clear Span Workshop, two offices, ladies and gents WCs

Guide Rent

- £11,000 per annum

Edwin
Thompson



GENERAL PURPOSE UNIT

Langlands Mill, Newtown St Boswells TD6 0SF

The unit offers considerable flexibility for a range of uses such as storage or distribution, light industrial uses, a workshop, or potentially leisure uses such as a gym.

Gross Internal Area 320.07 sq m (3,444 sq ft) or thereby.

Guide Rent £11,000 per annum

Ref. GT4726

General Information

The subjects comprise a detached general purpose unit situated to the south of a former mill complex 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 and agriculture centre, home to the headquarters of Scottish Borders Council and H&H 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 newly reinstated borders rail link between the central borders and Edinburgh Waverley.

Description

A general purpose building currently utilised as a warehouse. The building is of brick construction with painted rendered external finish under a pitched roof clad in corrugated steel sheeting. The building is a later addition to Langlands Mill. It is believed to have been constructed in the mid 20th century.

The building has polished concrete floors and painted cast iron rainwater goods.

Langlands Mill itself dates to around 1890 with later additions to the south. The buildings use as a textile mill ceased during the 1980s. In 1989 the buildings were

sub-divided and converted into workshops. There is a shared access roadway through the Langlands Mill site from the B6398 (Langlands Place) to the west.

Accommodation

A general purpose unit with north eastern corner has been sub-divided with stud partitions to provide two offices, ladies and gents w.c. each with low flush unit and wash hand basin complete with Triton Instantaneous hot water heaters.

There is a steel roller shutter door to the north elevation measuring 3.19 m x 3.67m.

Areas

The subjects have been measured in accordance with the RICS Code of Measuring Practice to a Gross Internal Area of 320.07 sq m (3,444 sq ft).

Planning

The unit is in an area currently used for Business and Industrial Use within the Definition of the Town and Country (Use Classes) (Scotland) Order 1997 this would generally support the following uses:

- Class 4 (Business/Light Industrial use)
- Class 5 (General Industrial)
- Class 6 (Storage and Distribution)

It is understood that Scottish Borders Council are proposing a slightly more flexible approach to uses within mixed estates of this type which should offer scope for a range of other uses such as sui generis (site specific) uses in keeping with the existing uses in the area.

The site is Zoned within the Local Plan for Re-Development.

Rateable Value

The current Rateable Value of the premises is understood to be £10,100 effective from 01-April-2023.

Under the Small Business Bonus Scheme, businesses with a combined rateable for all it's business properties in Scotland of below £12,000 may be eligible for relief. If sub-divided the revised Rateable Values will be well below this threshold.

Services

Mains electricity, water and drainage are connected.

Entry

On the conclusion of legal missives

Rental

On application.

In the normal manner, the in-going tenant will be liable for any land and buildings transaction tax, registration dues and VAT thereon.

Lease Terms

Available by way of a Full Repairing and Insuring lease.

Terms by negotiation.

Value Added Tax

Any prices are exclusive of VAT. Any intending purchasers must satisfy themselves independently as to the instances of VAT in respect of any transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction.

Viewing

By appointment with the sole agents:

Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP

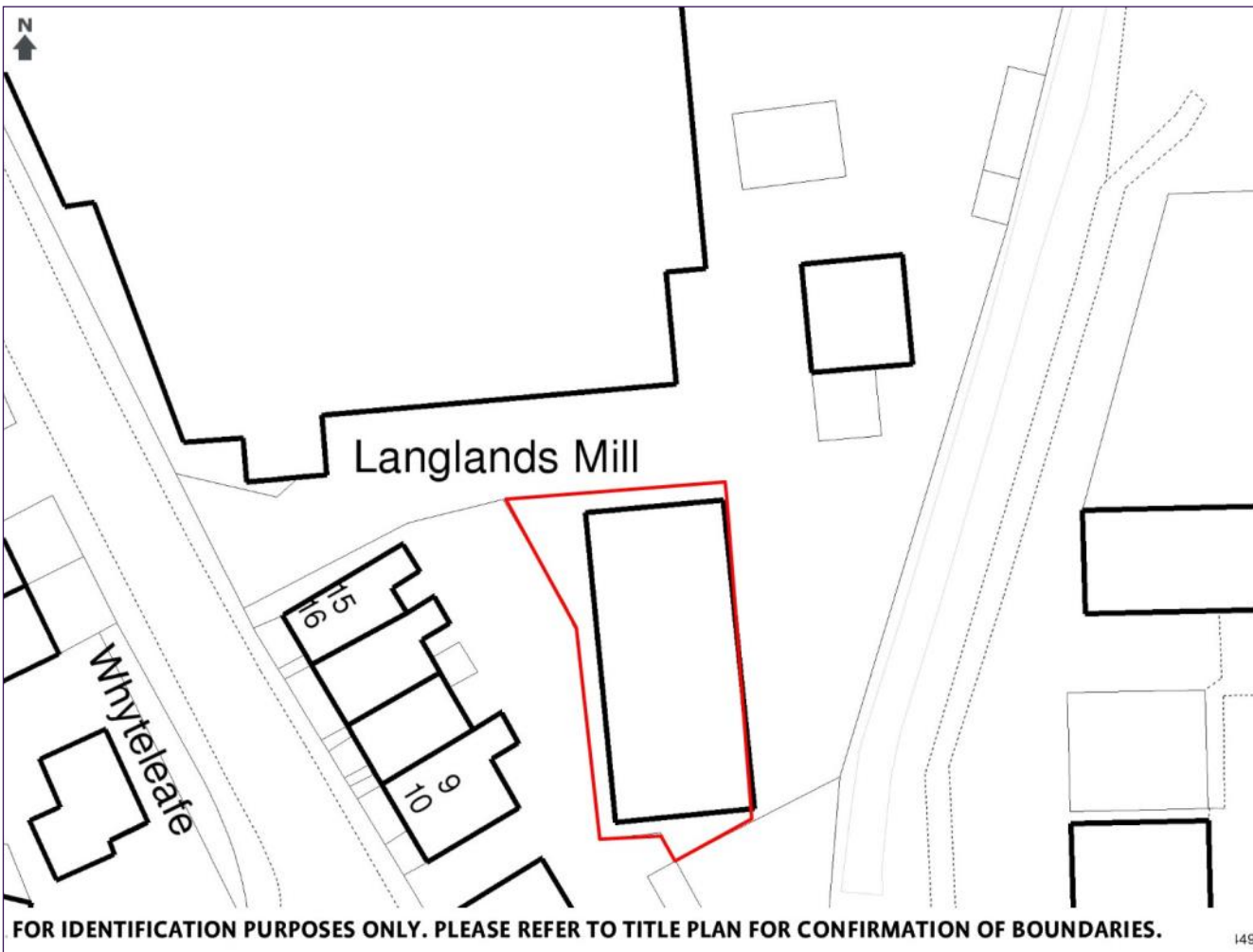
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Regulated by RICS



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