

For Sale - Office/Redevelopment Opportunity

East End, Earlston, Berwickshire, Scottish Borders TD4 6HU

Edwin
Thompson



Office / Redevelopment Opportunity

East End, Earlston, Berwickshire, TD4 6HU

Mixed use area – potential for residential conversion/development, subject to planning consents

Extensive tarmacadam car park providing approximately 35 spaces

NIA 278.17 sq m (2,993 sq ft) or thereby

Accommodation providing 3 general offices, 9 further offices, meeting/training room, tea/preparation area, admin room, disabled, ladies and gents WC facilities

Offers Over £125,000 are invited

Description

A detached two storey office predominately of cavity brick construction with a timber framed extension to the east all of rendered finish under pitched roof clad in concrete tiles. To the rear there is a single storey extension, again of rendered finish with mono pitched roof clad in box profile metal sheeting.

The specification includes:

- > High quality office specification
- > CAT5 cables
- > Ramped disabled access
- > Ladies, gents and disabled WC facilities
- > Intruder and fire alarm systems
- > Gas fired central heating via radiators

The subjects are well suited to retention for a range of office based units or alternatively may offer scope for conversion to residential use.

Externally, there is a tarmacadam surfaced car park providing approximately 35 parking spaces which may also offer scope for an element on new build development.

Location

Earlston is a historic town situated in the Lauderdale Valley to the north east of the central borders, conveniently located for access to the main Borders towns. It is an attractive town reported to date back to the 1200's and lays its claim to fame as the home of Thomas Learmonth, better known as Thomas the Rhymer.

The settlement is a bustling town situated on the edge of the A68 trunk road. It has a population of approximately 1,720 according to the 2021 mid year population estimate an increase of around 4% over the population recorded in 2001 and has a good degree of passing traffic.

The market Square which was laid out as a rose garden to mark the coronation of Queen Elizabeth and provides a pleasant town square and centre. The town benefits from a good selection of local facilities including some independent shops, public houses, a church, reputable schools with a new high school at Georgefield to the east of the town and a new primary school and health centre due to be completed in 2024, all within walking distance of the property. The town is well placed for commuting to the main borders towns and Edinburgh.

Areas

The property has been measured in accordance with the RICS Code of Measuring Practice to provide the following approximate areas:

Description	Sq m	Sq Ft
Ground Floor	159.65	1,718
First Floor	118.52	1,275
Total	278.17	2,993

E & oe Measurements taken using a laser measurement device.



Energy Performance Certificate

To be confirmed

Rateable Value

According to the Scottish Assessor's Association Website this unit is assessed to a Rateable Value of £21,400 per annum effective from 01-Apr-2017.

Proposed rateable value effective from 01-Apr-2023 is £18,400.

Rates Poundage 2021/22: £0.49

The Small Business Bonus Scheme provides rates relief to help small businesses in Scotland. Where a business's combined (all business premises in Scotland) rateable value is £15,000 or less up to 100% relief is available subject to eligibility (Current 2020/2021). Further details are available from the Business Rates Team of Scottish Borders Council.

Services

Mains electricity, gas, water and drainage are connected.

Gas fired central heating via radiator.

Tenure

Presumed Absolute Ownership following the Abolition of Feudal Tenure etc (Scotland) Act 2000. This should be confirmed by your solicitor.

Entry

On conclusion of missives.

What3words///

recital.exclusive.asserts

Value Added Tax

VAT is not applicable.

Planning

Established use will be Class 4 (Business) of The Town and Country Planning (use classes) (Scotland) Order 1997. Subject to obtaining the necessary consents, the site may offer scope for conversion to houses or re-development. Change of use may attract developer contributions.

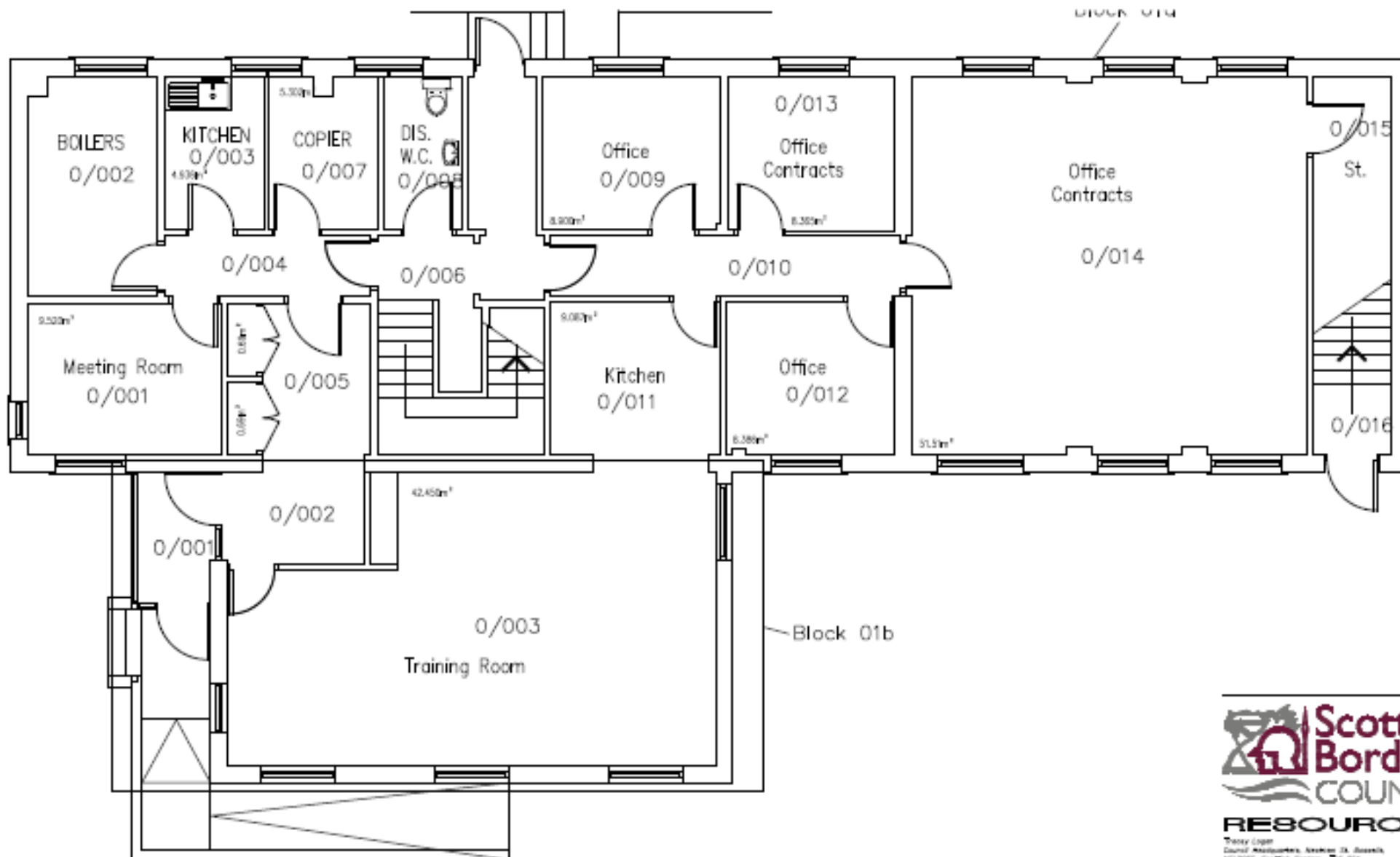
Viewing

By appointment with the sole agents.

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

Tel. 01896 751300
Fax. 01896 758883
E-mail: s.sanderson@edwin-thompson.co.uk



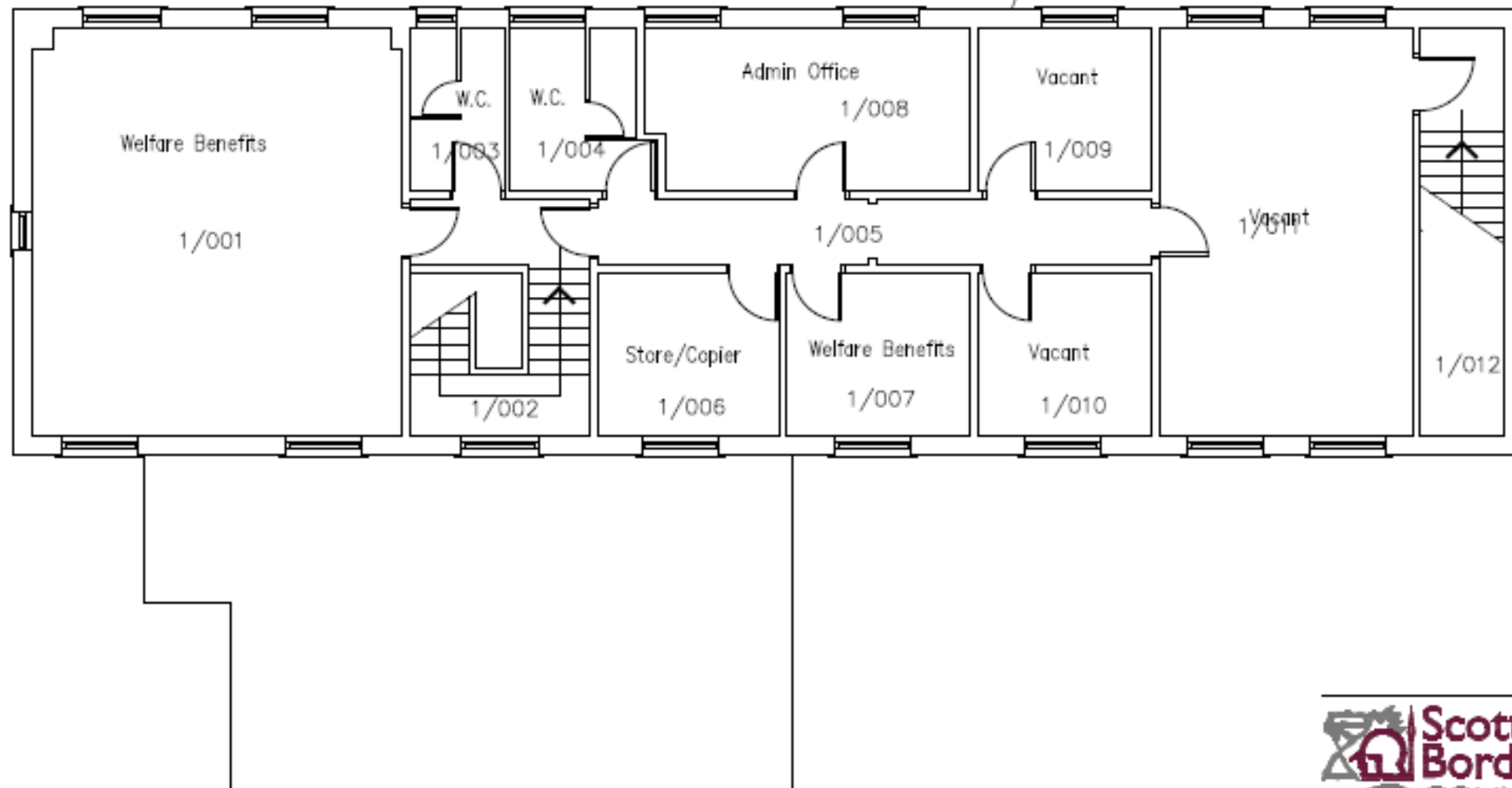


RESOURCES
 Tynes Loch
 Council Headquarters, Avenue 23, Boness
 FK20 9DA, Scottish Borders, TD 01A
 Tel: 01820 82800 Fax: 01820 82801

**ENGINEERING AND PROPERTY
 ESTATE MANAGEMENT**

Social Work Office
 Church Street
 Earleston

Ground Floor SCALE 1:100
 URM DATE
 ER006/01 01 Jan 2012



SCOTTISH BORDERS COUNCIL RESOURCES

Policy Centre
Council Headquarters, Northside St. Bonells
10/102 Scottish Borders TD1 0JA
Tel: 01833 824800 Fax: 01833 825071

**ENGINEERING AND PROPERTY
ESTATE MANAGEMENT**

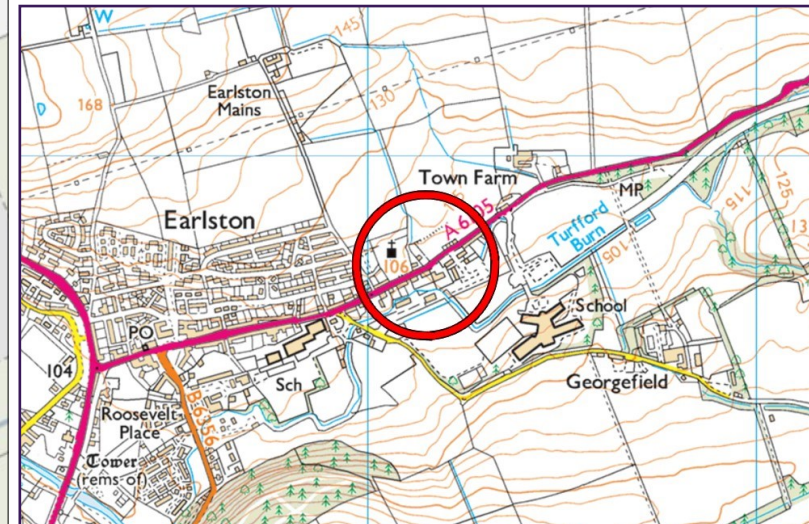
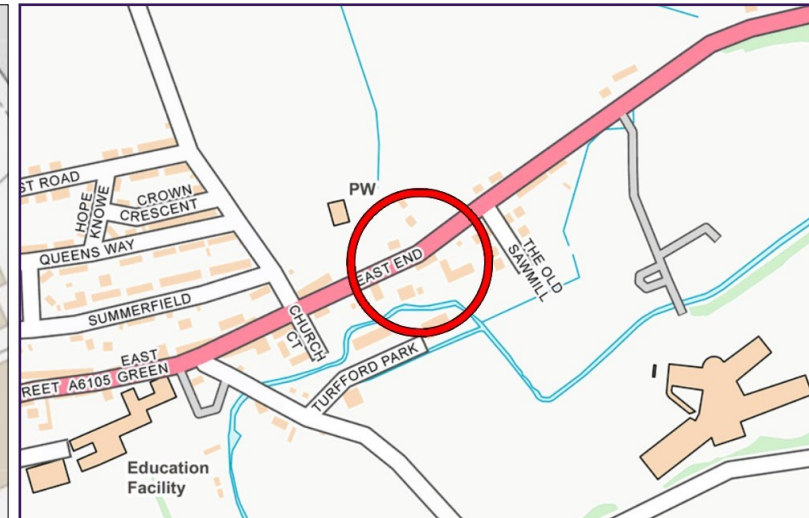
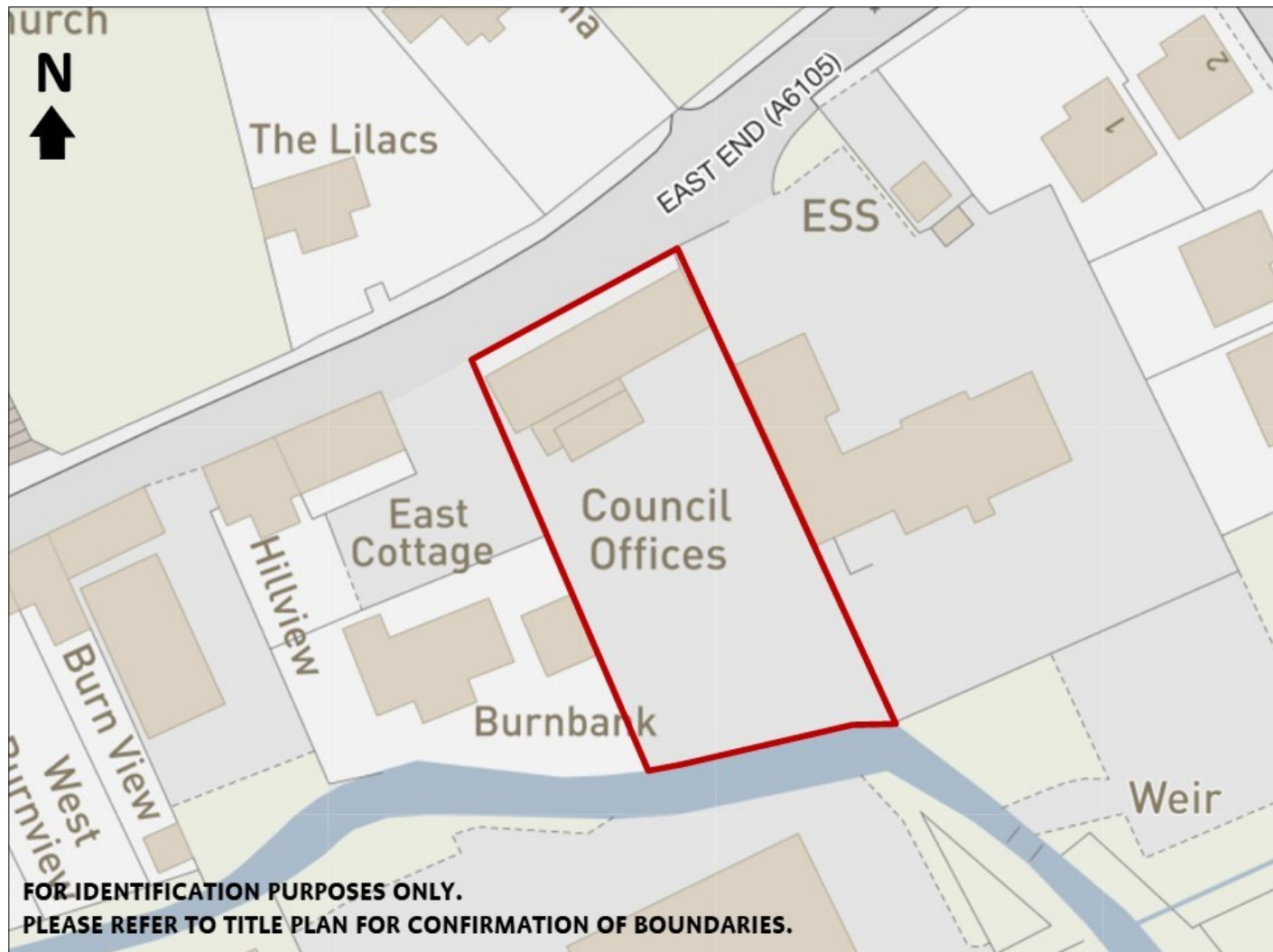
Social Work Office
Church Street
Earlston

First Floor
UPN: ER006/01
DRAWING No: 02
DATE: Jun 2012
SCALE: 1:100

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**FOR IDENTIFICATION PURPOSES ONLY.
PLEASE REFER TO TITLE PLAN FOR CONFIRMATION OF BOUNDARIES.**

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Carlisle
Galashiels
Kendal
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Newcastle upon Tyne
Windermere

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