

Flexible General Purpose Units

Units 1, 2 & 3 Weavers Court, Forest Mill, Selkirk, TD7 5NY

Total Gross Internal Area 184.98 sq m (1,990 sq ft).

Unit 1&2: Guide Rent £6,000 per annum

Unit 3: Guide Rent £4,000 per annum

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BRIEF RESUME

- Highly versatile and interlinked units within Riverside Business Park.
- Total GIA 184.98 sqm (1,990 sq ft)
- All mains services connected

DESCRIPTION

Forest Mill is a Category B Listed former Mill which dates back to around 1838. This section of the building is of single storey design, believed to date to the 1850s to 1880s. The building was sympathetically refurbished and converted into individual hybrid units by the current owners.

The building is of whinstone construction with 23 bay equal-sided double-pitched pitched slate roofs incorporating renewed polycarbonate sheeted roof lights to the east pitches and conical ventilators. The roof trusses are supported on cast iron columns

It comprises two interlinked units and one individual unit each with plastisol coated aluminium framed double-glazed double doors to the front elevation with sliding timber panelled external door to the front elevation.

ACCOMMODATION

The door openings are approximately 2.15 m high x 2.29 m wide. A WC is provided to the rear of Units 2 and 3 which are each fitted to an accessible standard with low flush unit, wash hand basin and handrails.

The rear section of Unit 2 is currently sub-divided with a stud-partition wall to provide staff area complete with tea preparation area – this division could be removed if necessary.

LOCATION

Forest Mill is situated within Riverside Business Park to the north west of Selkirk. Selkirk has a population of 5,430 according to the 2020 Mid-Year Population Estimate compiled by the General Records of Scotland, a decrease of 6.06% over that recorded at the 2011 Population Census (5,780). The Town is conveniently situated within the centre of the Scottish Borders with good road links to the main towns in the area and the National Roads Network via the A7 arterial route. The Town is approximately five miles to the south of Galashiels and eleven miles to the north of Hawick – the two largest population centres within the Scottish Borders with populations around 14,000 and 16,000 respectively. The riverside area of Selkirk is now considered one of the regions principal commercial centres. It has recently benefitted from significant investment both private and public sector including Scottish Enterprise's landmark refurbishment of Ettrick Riverside into a modern business facility but also your own development at Portland Buildings and nearby redevelopment projects at Tweed Mills, Riverside Mills and Gibson Buildings at Ettrick Park.

PLANNING

Established use will be Class 6 (Storage or Distribution) of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The premises would appear well suited to a range of uses. The zoning of the estate supports:

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

There may also be potential for a range of trade counter or Sui Generis (site specific) uses. This category (Sui Generis) includes uses such as haulage yard, bus depot, veterinary surgery, vehicle sales, vehicle repairs, taxi or vehicle hire depot, or similar subject to Planning.





AREAS

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

Description	GIA
No. 1 & 2	120.85 sqm (1,300 sq ft)
No. 3	64.13 sqm (690 sq ft)

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

RATEABLE VALUE

The subjects are currently assessed to a Rateable Value of £6,600 for unit 1&2 and £3,350 for unit 3 effective from 01-April-2023.

Small Business Rates Relief Scheme (SBRR) currently provides up to 100% rates relief for units with a Rateable Value of £12,000 or less based on the combined total of all the occupiers business premises within England and Wales (subject to application and eligibility). This relief is reviewed annually in accordance with the budget.

LEASE TERMS

Available on a new Full Repairing and Insuring Lease of minimum 2 year term. 3 Months deposit required.

SERVICES

All mains services are connected. Electricity is three phase.

EPC

EPC: Pending

VALUE ADDED TAX

Unless otherwise stated the prices quoted are

exclusive of VAT. The premises are not understood to be elected to VAT.

SERVICE CHARGE

A service charge and insurance will be payable in relation to the maintenance and upkeep of the common parts of the building and estate.

Description	Service Charge/ Insurance
No. 1 & 2	£46 / £67 PCM
No. 3	£25 / £42 PCM



LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. In the normal manner, the in-going tenant will be liable for any land and buildings transaction tax, registration dues and VAT thereon.

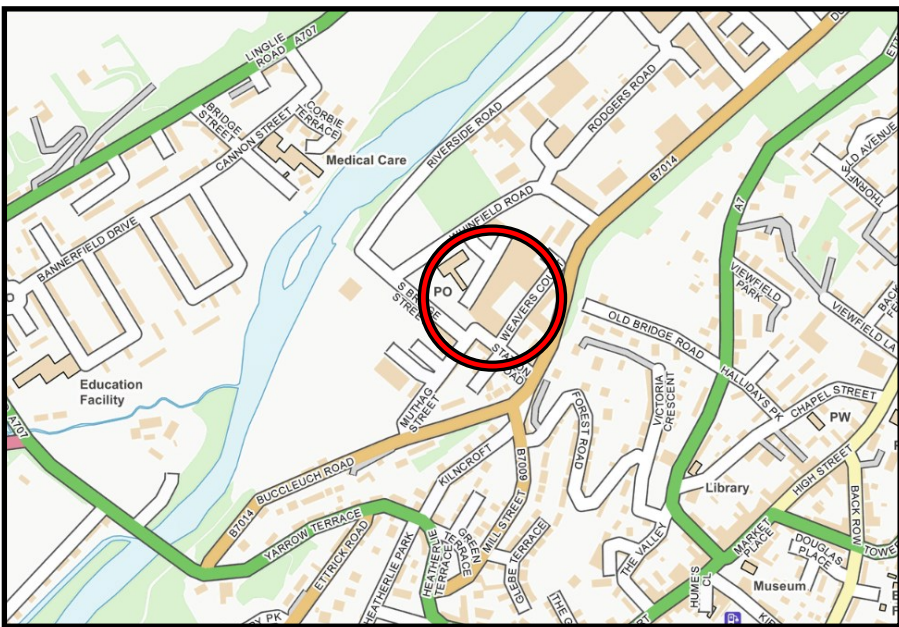
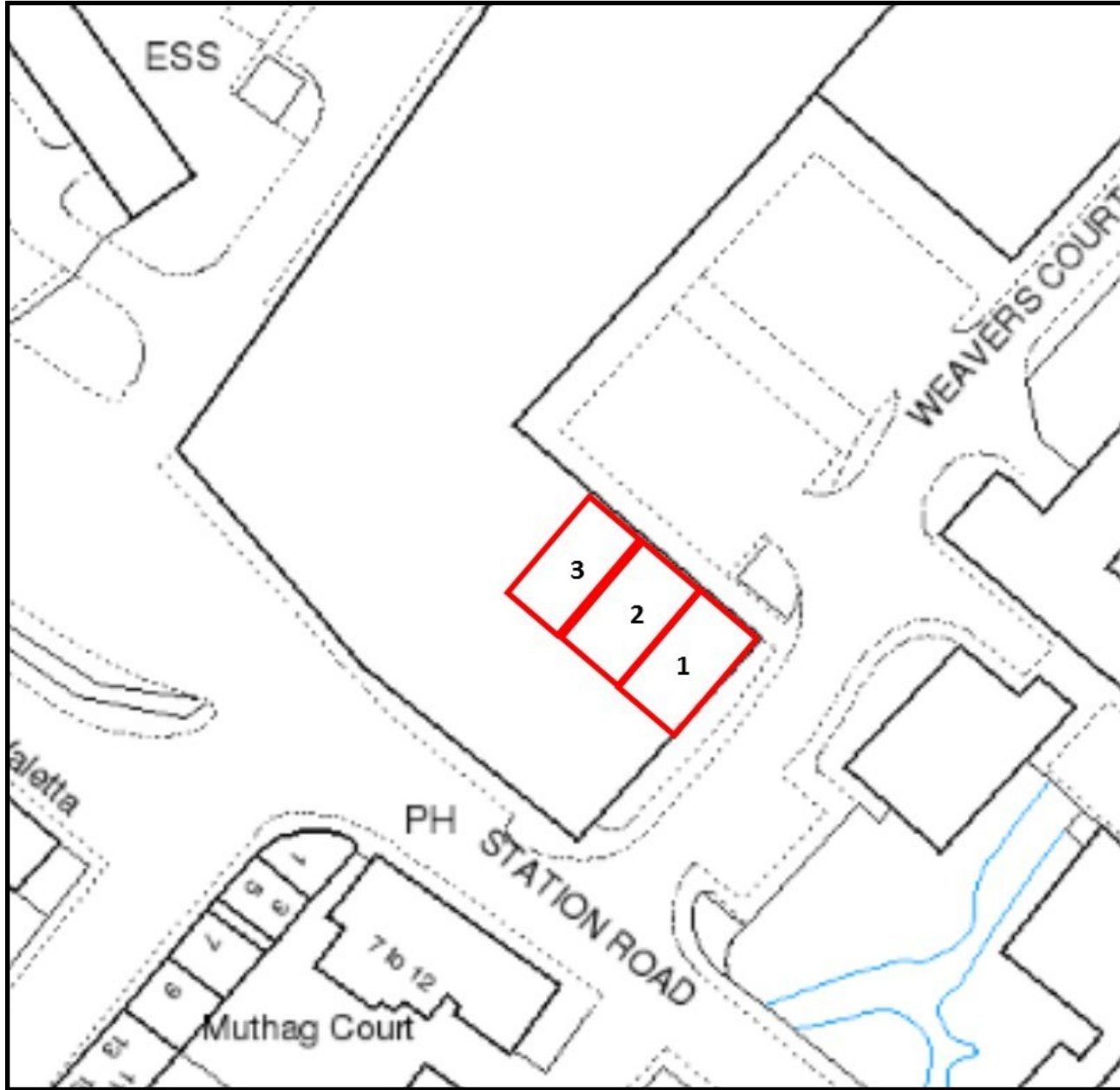
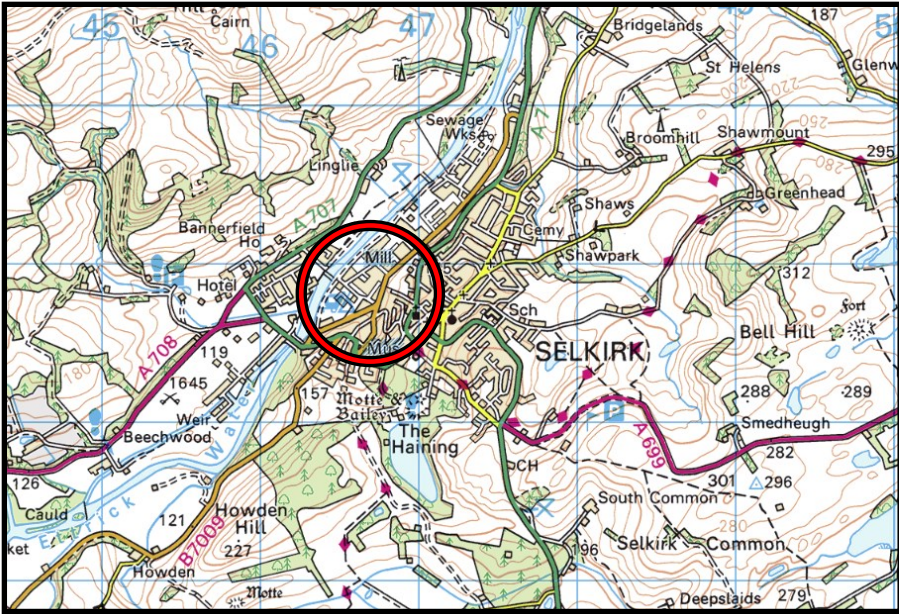
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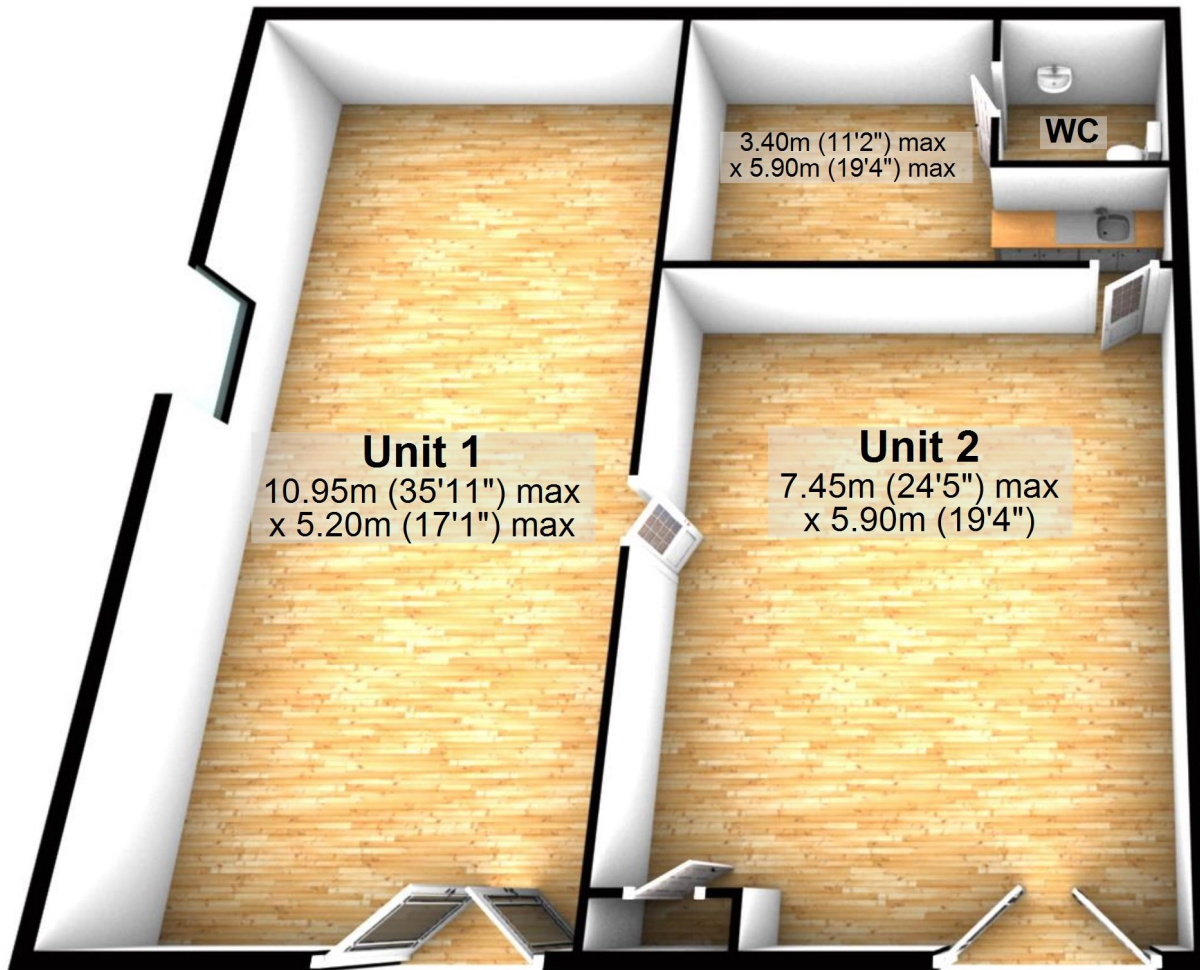
By appointment with the sole agents.
Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
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TD1 1DP

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GENERAL PURPOSE INDUSTRIAL UNITS

UNITs 1, 2 & 3 Weavers Court, Forest Mill, Selkirk, TD7 5NY

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