

# General Purpose Industrial Unit

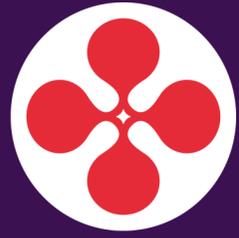
Station Yard, Sprouston Road, Kelso, TD5 8EU

Highly Flexible for range of uses including Storage and Distribution, General Industrial, Workshop, Gym

GIA: 255.87 sq m (2,753 sq ft). Prominent frontage to Sprouston Road

To Let: Rental Offers over £15,000 per annum are invited.

Edwin  
Thompson





## BRIEF RESUME

- General-Purpose Unit
- Vehicular Roller Shutter Door to north gable
- Tarmacadam Parking Area
- Highly flexible unit, suits General Industrial, Workshop, Manufacturing, Storage and Distribution of continued Gym/ leisure use.
- GIA 255.87 sq m (2,753 sq ft)

## LOCATION

This unit is located at Station Yard on the periphery of the main industrial area serving Kelso with relatively good access via Sprouston Road.

Kelso is a traditional Market Town with a relatively affluent catchment area providing higher than average disposable income supporting a good range of independent traders. Kelso and the surrounding area has become one of the most sought after residential areas in the Scottish Borders. The town benefits from an attractive setting with a buoyant market square offering an excellent range of shops and restaurants.

It is situated in a central position within the Scottish Borders approximately forty miles south of Edinburgh and around eighteen miles east of Galashiels. According to the 2022 Population Census, Kelso has a population of 7,023, an increase of around 11% over that recorded at the 2001 Census (6,190). The catchment area within a ten-mile radius is 27,858 and the median household income within a five-mile radius is £30,828. (Source: Costar)

Kelso is considered an important local employment and retail centre serving a wide rural hinterland. It is within a historic setting with a great many attractions within the town and surrounding area. The settlement benefits from a historic setting attracting a high level of seasonal tourist trade.

## DESCRIPTION

A steel portal framed building believed to have been constructed in the late 1970's/1980's which is currently occupied as a gym.

The building has concrete blockwork outer wall, externally cement rendered with painted finish under a corrugated fibre cement (presumed asbestos) roof which appears double skin and incorporates roof lights to both pitches providing natural light.

The site is accessed off Sprouston Road with tarmacadam parking area to the east of the unit and yard to the front again tarmacadam surfaced.

The boundaries to the site comprise low level blockwork walls to the east and south elevation.

Internally the southern end of the building has been sub-divided part with blockwork walling, part timber part stud work to provide ancillary accommodation. There is a mezzanine storage area above this accommodation.

**EPC**  
B19.

## ACCOMMODATION

The accommodation comprises:

Reception/ general office and waiting area with accessible WC off, manager office; kitchen/ staff room and further wc access off main unit. Main unit – four bays long with vehicular access roller shutters doors to the front of each bay.

## AREAS

The property has been measured to the following approximate areas:

Description	Sq m	Sq ft
Main Unit	164.63	1,771
Offices/ Ancillary	50.62	545
Mezzanine	40.62	437
<b>Total</b>	<b>255.87</b>	<b>2,753</b>
Yard	320.00	3,443

## SERVICES

Mains electricity, water and drainage. A Worcester Green Star boiler with fan assisted flue projecting through the southern elevation provides heating to the ancillary accommodation by way of radiators.

## RATEABLE VALUE

The current Rateable Value effective from 01-April-2023 is £8,000

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



### 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.

### VALUE ADDED TAX

Unless otherwise stated the prices quoted are exclusive of VAT.

Any intending tenants must satisfy themselves independently as to the instances of VAT in respect of any transaction.

### LEASE TERMS

Available by way of a Full Repairing and Insuring lease. Terms by negotiation.

### PLANNING

The subjects are situated within the Kelso development boundary as defined within the Scottish Borders Local Development Plan 2016. The property is within the Towns Conservation Area and is not Listed.

The unit is within an area zoned for uses in Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution) of the Town and Country Planning Act (Use Classes) (Scotland) Order 1997.

### VIEWING

By appointment with the sole agents.

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

Tel. 01896 751300

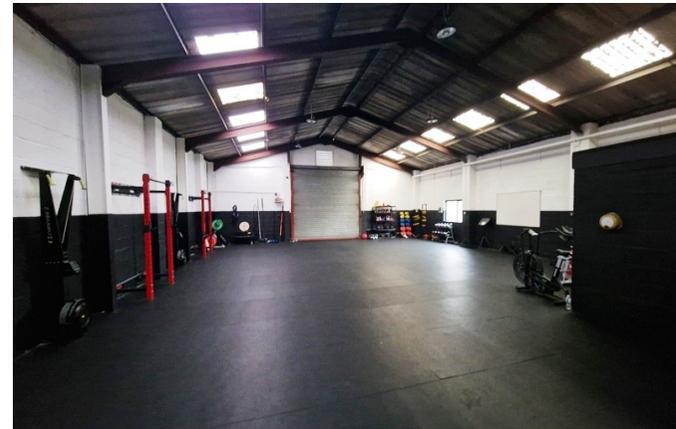
Fax. 01896 758883

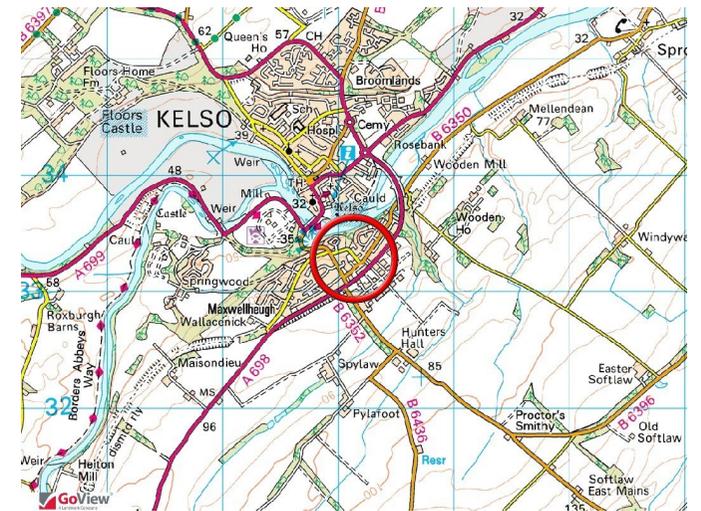
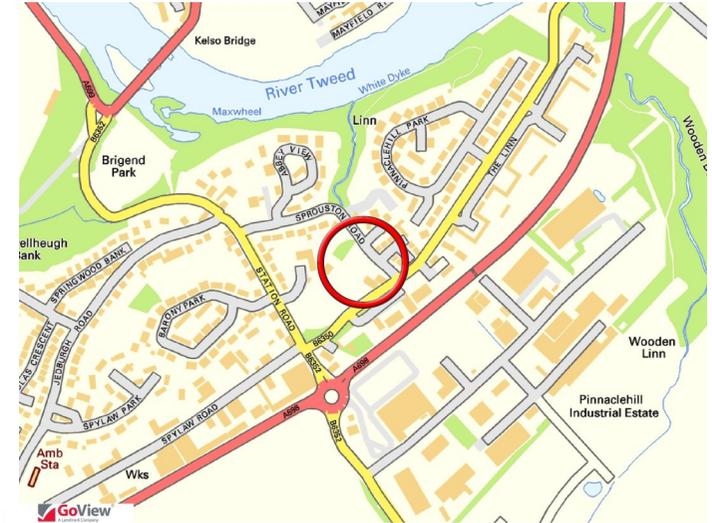
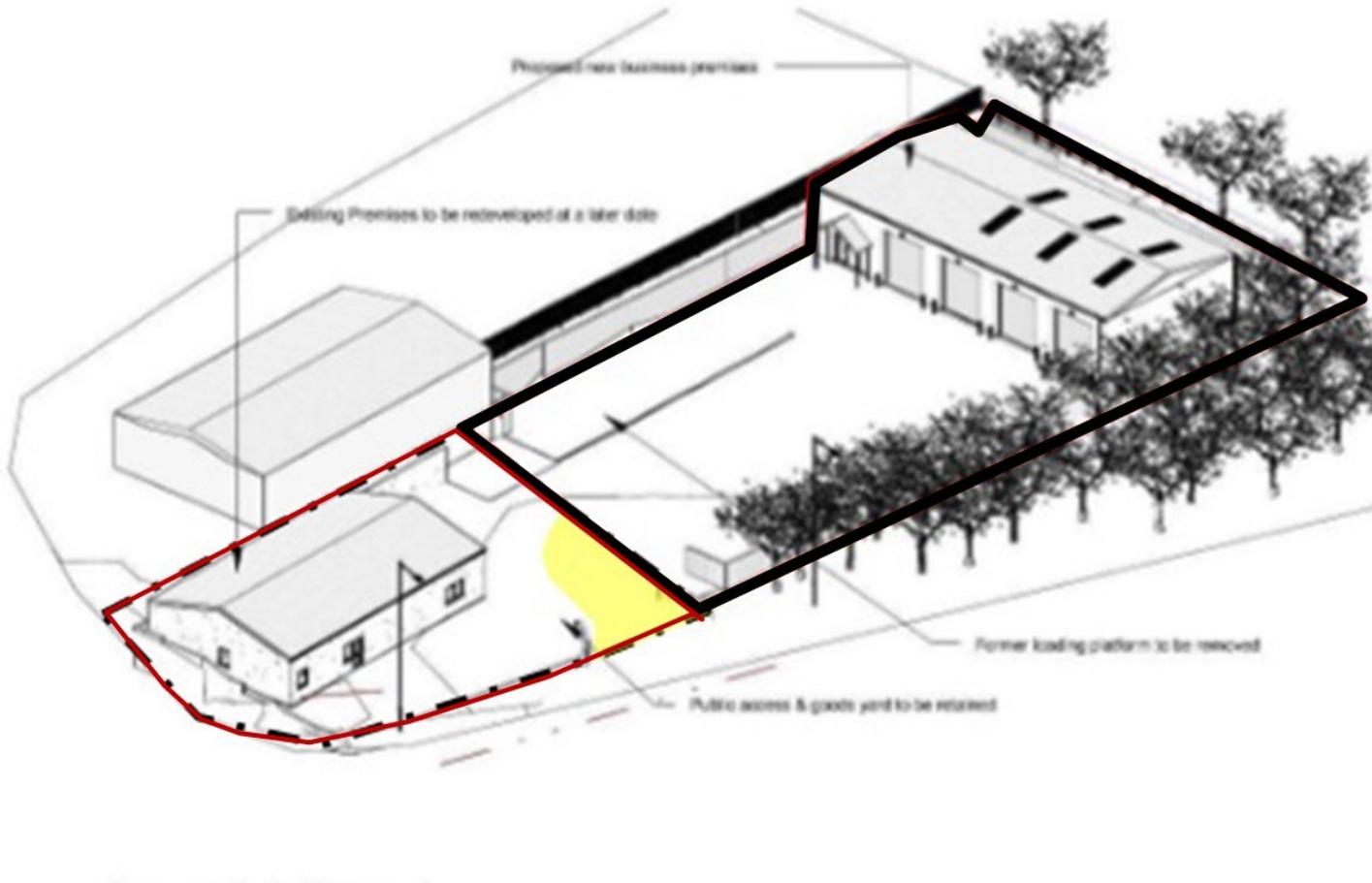
E-mail: [g.paxton@edwin-thompson.co.uk](mailto:g.paxton@edwin-thompson.co.uk)

### IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

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.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no.07428207). Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF

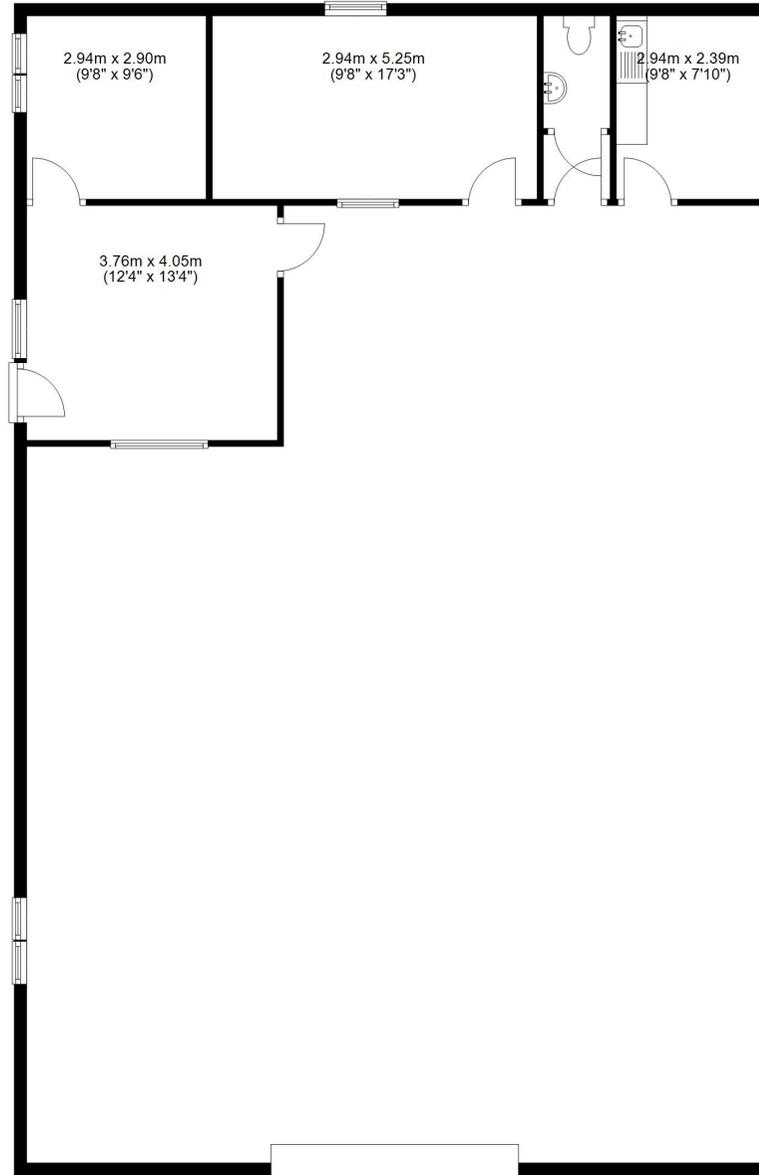






### Ground Floor

Approx. 216.9 sq. metres (2334.7 sq. feet)



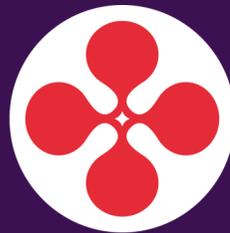
Total area: approx. 216.9 sq. metres (2334.7 sq. feet)

# General-Purpose Industrial Unit

---

Station Yard, Sprouston Road, Kelso, TD5 8EU

Edwin  
Thompson



Galashiels Office

T: 01896 751300

[Edwinthompson.co.uk](http://Edwinthompson.co.uk)