

# General Purpose Industrial Unit

Unit 2 Dicksons Yard, Harbour Road, Eyemouth, TD14 5HY

Mixed use area —situated on Harbour Road within Eyemouth Town Centre

For Sale • Offers over £95,000 are invited

Edwin  
Thompson





## BRIEF RESUME

- Purpose built steel portal frame unit
- Vehicular access sectional door
- Compact enclosed yard
- Net Internal Area 284.52 sqm

## DESCRIPTION

A purpose built steel portal framed industrial unit believed to have been constructed in around 1988.

This semi-detached unit has a mono-pitch roof finished in insulated composite box profile cladding supported on galvanised Z purlins which incorporate polycarbonate rooflights. The end bay is cross braced.

The external walls are of cavity construction with blockwork inner leaf and brick faced outer leaf.

There is an 'L' shaped mezzanine to the rear of the unit. There is a personnel door and vehicular access sectional door to the front elevation with opening dimensions of approximately 4.65 m wide x 4.80 m high). The unit is effectively double height with height of 8.45 m to the highest point; 6.70 m to the west eaves; 2.55 m from floor to the underside of the mezzanine level.

The south-west has been sub-divided with blockwork walling to form office, rear lobby with WC off and stairs to first floor level fitted out to provide lobby, office and WC.

Externally there is a compact enclosed block paved yard secured with timber palisade fencing.

## LOCATION

The subjects are situated on Harbour Road within Eyemouth Town Centre. Harbour Road is a mixed-use area dominated by commercial fishing activity. It runs parallel with the west wall of the harbour to the southeast of the town centre.

Nearby non-domestic occupiers include Café Questo and associated guest accommodation, Harbour View self-catering accommodation, Harbour Café, DR Collin and Son Factory & Store, Meat Yard to the rear and the Harbour itself.

Eyemouth is a small fishing town on the southeast coast of Scotland. It is situated to the east of Berwickshire, approximately eight miles northwest of Berwick-Upon-Tweed, forty-nine miles to the east of Edinburgh. The settlement has a population of 3,520 according to the 2020 Mid-Year Estimate compiled by the National Records of Scotland. This represents an increase of around 1.45% over the population recorded at the 2001 Census (3,470). This is small decrease on the population recorded at the 2011 Census (3,550).

There are East Coast Mainline Railway Stations at Berwick-Upon-Tweed and Dunbar. Plans are also afoot for re-establishment of the station at the nearby town of Reston. The works are understood to be nearing completion on development of the station itself.

Eyemouth and the surrounding area has benefitted from a significant amount of recent public and private sector investment to re-develop the town centre and the harbour area including the efforts of Eyemouth and East Berwickshire Partnership Regeneration. These works have modernised facilities for the local fishing industry and provided a boost to the areas tourism sector. harbour to support local fishing fleets.

An application to the Scottish Government Regeneration Capital Grant Fund was also successful which assisted with the cost of demolition and clearance of the former fish market building on the harbour. This site has been re-developed with modern pod units.

## 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.





## AREAS

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

Description	Net Internal Area	
	Sq m	Sq ft
Workshop - GF	150.47	1,619
Ancillary	58.19	626
Mezzanine	75.86	816
<b>Total</b>	<b>284.52</b>	<b>3062</b>

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

## RATEABLE VALUE

The subjects are currently assessed to a Rateable Value of £10,900 effective from 01-April-2023.

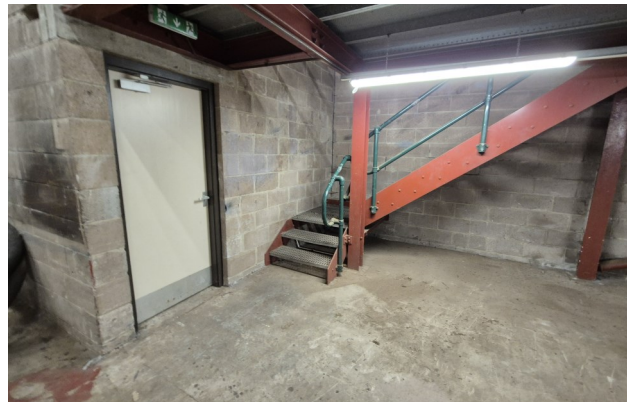
Small Business Rates Relief Scheme (SBRR) currently provides up to 100% rates relief for units with a Rateable Value of £12,000 or less based on the combined total of all the occupiers business premises within Scotland (subject to application and eligibility). This relief is reviewed annually in accordance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

## SERVICES

Mains water and drainage and connected. Mains electricity is connected including three-phase.

## EPC

Pending



## VIEWING

By appointment with the sole agents.

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

Tel. 01896 751300

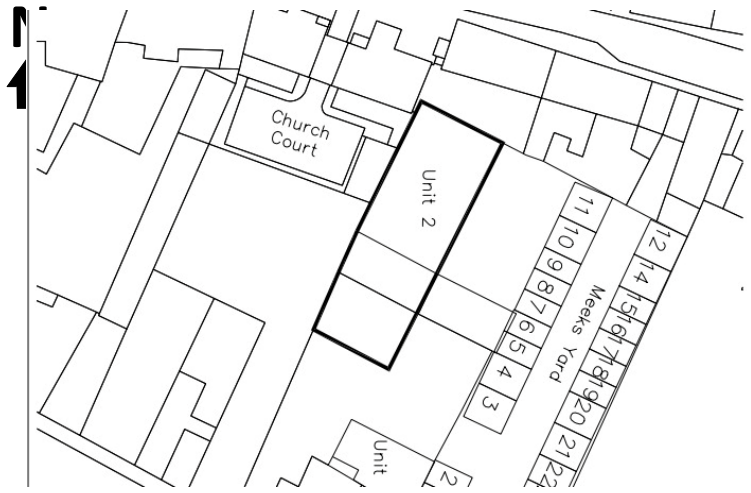
Fax. 01896 758883

E-mail: [s.sanderson@edwin-thompson.co.uk](mailto:s.sanderson@edwin-thompson.co.uk)

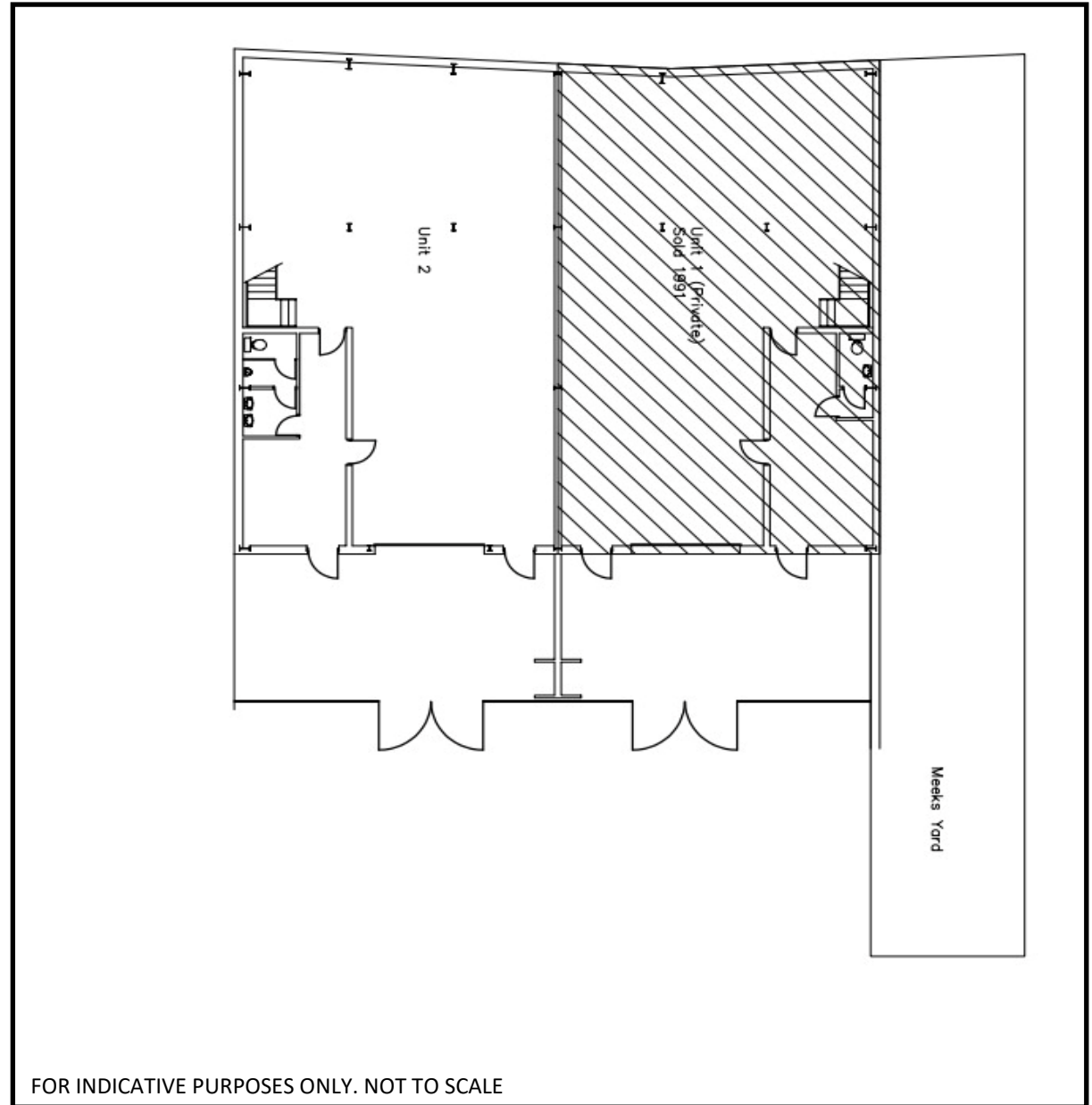
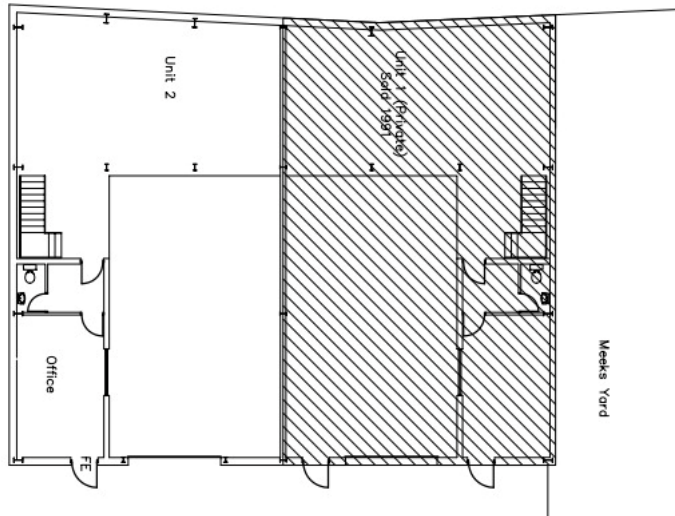
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