

Offices with potential for use as Treatment Room/Studio

8B Tweed Mill, Dunsdale Road, Selkirk, TD7 5DZ

GIA 102.60 (1,104sq ft) Guide Rent £8,000 per annum

Edwin
Thompson





BRIEF RESUME

- Office with potential for use as Treatment Room, Studio or Similar
- Three offices, store and accessible wc
- Cat 5 Cabling, 13 a sockets
- GIA 102.60 sq m (1,104 sq ft)
- Private Parking

LOCATION

Tweed Business Park, formerly Tweed Mills, comprises an established complex of nineteenth-century former textile mill buildings, situated approximately one mile north-east of Selkirk town centre. The property occupies a prominent position within the Riverside area of Selkirk, an area that has undergone substantial regeneration and is now recognised as one of the principal commercial locations within the Scottish Borders.

Selkirk occupies a central position within the Borders, lying between Galashiels, approximately seven miles to the north, and Hawick, around eleven miles to the south. These towns represent the two largest population centres in the region, with populations of approximately 14,000 and 16,000 respectively. Selkirk therefore benefits from a strategic location, well placed to serve a broad regional catchment. The population of Selkirk was recorded at 4,663 in the 2022 Census, while the population within a ten-mile radius was approximately 53,067, with an average household income of £26,993.

The town benefits from excellent road connectivity, with direct access to the A7 arterial route, providing north-south links through the Borders to Edinburgh and Carlisle, and onward connections to the national road network via the A68 trunk road, offering routes to Newcastle and the east coast. This connectivity makes Selkirk an attractive and accessible location for businesses serving both local and wider regional markets.

Historically, Selkirk developed as a major centre of the Borders textile industry, with numerous mills constructed along the River Tweed and its tributaries during the nineteenth century, including Tweed Mills.

Following the decline of the textile sector, the Riverside area has been the focus of significant public and private investment aimed at regeneration and economic diversification. As a result, the area has been transformed into a modern and highly regarded business location.

Tweed Business Park itself has been comprehensively redeveloped to provide a contemporary business park environment, accommodating a diverse mix of occupiers across Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses, as defined within the Town and Country Planning (Use Classes) (Scotland) Order 1997. Surrounding investment includes the refurbishment of Ettrick Mill to form the Ettrick Riverside Business Centre, along with a range of private developments such as Yarrow Mill, Oregon Timber's redevelopment of the former Portland Timber site, Scottish Borders Housing Association offices, Charles Brodie & Sons depot and additional commercial units throughout Ettrick Park and the wider Riverside area.

Collectively, these developments have established the Riverside area as one of the Scottish Borders' key commercial hubs, offering an attractive and well-connected environment for both local and inward-investing businesses.

DESCRIPTION

Unit 8B comprises a semi-detached industrial/business unit constructed circa 2008 as part of the redevelopment of the former Gardiners Mill complex into a modern business park.

The unit is of steel portal frame construction with insulated box-profile cladding to the roof and rendered blockwork external walls. Internally, the walls are lined with skimmed plasterboard finished with emulsion paint. Rainwater goods comprise metal box gutters with PVC downpipes.

The accommodation benefits from suspended ceilings throughout incorporating recessed lighting, together with UPVC-framed double-glazed windows and doors.

Internally, the unit is well presented and has recently been redecorated, providing modern, functional accommodation suitable for a range of business uses.

ACCOMMODATION

Reception, office, rear office/ store room, store and accessible WC



AREAS

The unit has been measured to an approximate Gross Internal Area of 102.60 sq m (1,104 sq ft)

SERVICES

Mains electricity, water, drainage and gas

A Worcester Greenstar 37CDi Combi boiler provides central heating via radiators together with hot water.

RATEABLE VALUE

The subjects are currently assessed to a Rateable Value of £6,800 effective from 01-April-2023.

The proposed Rateable Value effective from 01-April-2026 is £8,000.

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.

EPC

TBC

LEASE TERMS

Each unit will be let on full repairing and insuring terms. There will be a service charge in respect of maintenance and upkeep of the common areas.

VALUE ADDED TAX

All prices, premiums and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the instances of VAT in respect of any transaction. It is our understanding that this unit is elected to VAT. VAT will be payable on the agreed rent.

LEGAL COSTS

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

PLANNING

Established Use is understood to be Class 2 of the Town and Country (Use Classes) Scotland Order 1997 (as amended) which incorporates former Class 1 (Retail), Class 2 (Financial, Professional and Other Services).

VIEWINGS

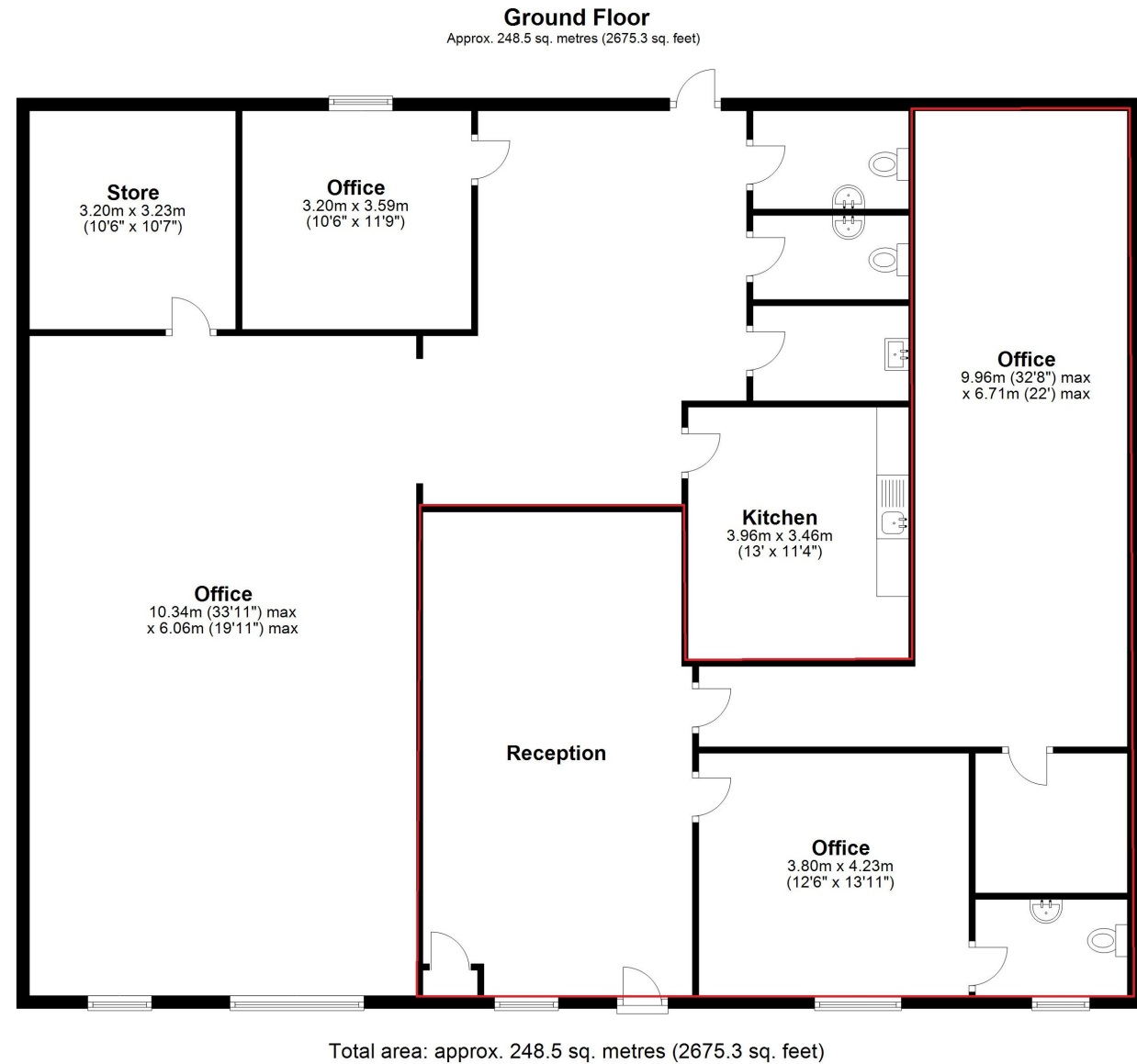
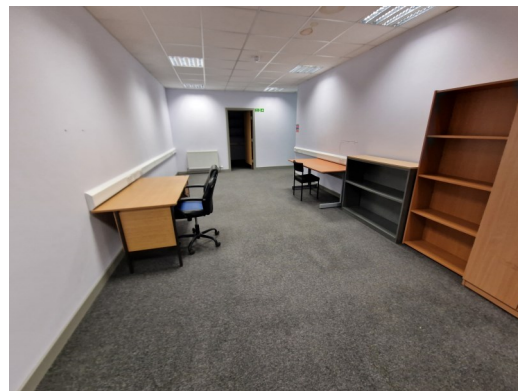
Strictly by appointment only.

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