# **FOR SALE**

# **INDUSTRIAL UNIT**



# Unit 10, South Park Industrial Estate, Peebles, EH45 9ED



- Fixed Price £210,000
- Modern industrial workshop facility with offices
- Unit extends to 605m<sup>2</sup> (6515ft<sup>2</sup>)
- Located in Peebles, Borders
- Front and rear vehicular access
- Approximately 20 miles from Edinburgh City
- Vacant from June 2018

VIEWING & FURTHER INFORMATION: Enquiries should be directed to:

Shepherd Chartered Surveyors 12 Atholl Crescent Edinburgh EH3 8HA

Tel: 0131 225 1234

Contact:

Steven Clarke

Email: steven.clarke@shepherd.co.uk

Ian Hannon

Email: ian.hannon@shepherd.co.uk

www.shepherd.co.uk

DUNDEE • ABERDEEN • AYR • COATBRIDGE • CUMBERNAULD • DUMFRIES • DUNFERMLINE • DUNDEE • EAST KILBRIDE • EDINBURGH • FALKIRK • FRASERBURGH • GALASHIELS • GLASGOW • GLENROTHES • GREENOCK • HAMILTON • INVERNESS • KILMARNOCK • KIRKCALDY • LIVINGSTON • MONTROSE • MOTHERWELL • MUSSELBURGH • PAISLEY • PERTH • PETERHEAD • SALTCOATS • ST ANDREWS • STIRLING

VALUATION • SALES AND LETTING • ACQUISITION • RENT REVIEW • INVESTMENT • DEVELOPMENT • RATING • BUILDING SURVEYING • PROPERTY MANAGEMENT



## **LOCATION**

Peebles is an attractive Borders town situated approximately 20 miles to the South of Edinburgh and a popular commuter town. The subject premises is located to the south of Peebles town centre within an existing industrial estate location surrounded by agricultural land with residential accommodation in close proximity.

Local occupiers include RH Miller, Frank Ballantyne and Southpark Garages.

## **DESCRIPTION**

The subjects comprise of a single story industrial property which has been extended to the rear and includes a small mezzanine floor. The subjects have roller shutter doors to the front and rear and include three office suites as well as toilet facilities. The premises allows for parking for up to 4/5 vehicles as well as one to the rear.

#### **ACCOMMODATION**

We calculate that the subjects extend to approximately;

Ground Floor 605m<sup>2</sup> 6515ft<sup>2</sup>

Total: 605m<sup>2</sup> 6515ft<sup>2</sup>

# **RATEABLE VALUE**

The subjects are entered in the proposed Valuation Roll at a rateable value of £25,700 per annum as at  $1^{st}$  April 2017.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 6 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.



#### **PRICE**

Fixed Price £210,000.

#### **EPC**

Released on application.

#### **VAT**

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## **LEGAL COSTS**

Each party to bear their own legal costs in the documentation of this transaction; however the ingoing tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.





Steven Clarke

E-mail: steven.clarke@shepherd.co.uk

lan Hannon

E-mail: ian.hannon@shepherd.co.uk

Tel: 0131 225 1234 www.shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy