

# 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](mailto:steven.clarke@shepherd.co.uk)

Ian Hannon  
Email: [ian.hannon@shepherd.co.uk](mailto:ian.hannon@shepherd.co.uk)

[www.shepherd.co.uk](http://www.shepherd.co.uk)

## 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>       |
| <b>Total:</b> | <b>605m<sup>2</sup></b> | <b>6515ft<sup>2</sup></b> |

## RATEABLE VALUE

The subjects are entered in the proposed Valuation Roll at a rateable value of £25,700 per annum as at 1<sup>st</sup> 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 incoming tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



Steven Clarke  
E-mail: [steven.clarke@shepherd.co.uk](mailto:steven.clarke@shepherd.co.uk)  
Ian Hannon  
E-mail: [ian.hannon@shepherd.co.uk](mailto:ian.hannon@shepherd.co.uk)  
Tel: 0131 225 1234  
[www.shepherd.co.uk](http://www.shepherd.co.uk)