

Office/Financial, Professional Services
Unit 5 School Brae, Peebles EH45 8AT



**Class 1a Shop, Financial, Professional
and other services**

**Annual Rent (in the region of)
£8,000 (excluding VAT)**



Viewing/Further Details:

Please contact
Estate Management

Tel: 01835 825122 or email estatemangement@scotborders.gov.uk

These particulars do not form any part of any contract and are prepared for guidance only.

Location

The Royal Burgh of Peebles is situated 25 miles south of Edinburgh and 18 miles west of Galashiels. Peebles is a bustling market town with ample character and boasts a great variety of independent retailers. School Brae is situated in the centre of Peebles lying to the south of the High Street.

Description

Unit 5 is part of a traditional stone built building converted into craft workshops of various sizes over two floors. This unit is on the first floor and consists of a reception area, a large office area, toilet facilities and a separate kitchen. This property would be suited to be used as offices although it has previously been used as a hair salon.

Services

This property is service by 3 phase mains electricity.

Accommodation

Total gross internal area: 82.6m² (889.1ft²)

Rent

Annual rent (in the region of): £8,000 (excluding VAT)

Rateable Value

The current rateable value of these premises is £8,600 (with effect from 1 April 2023).

Properties below the value of £12,000 may qualify for 100% rates relief under the Small Business Bonus Scheme. Further details of this can be found at www.mygov.scot/business-rates-relief/

Planning

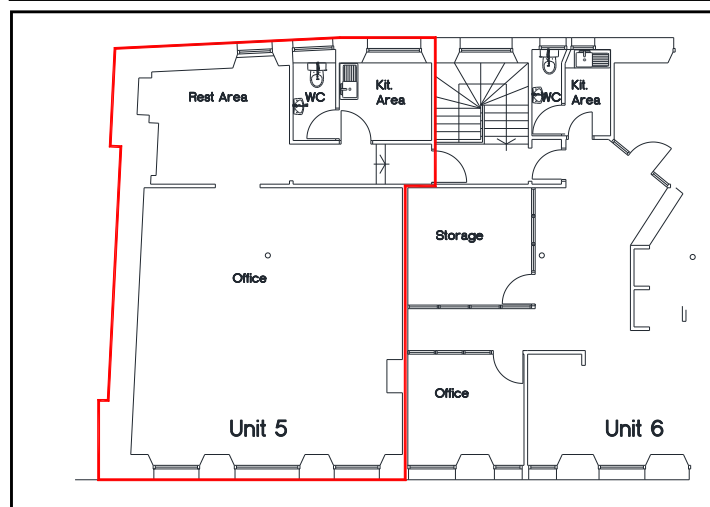
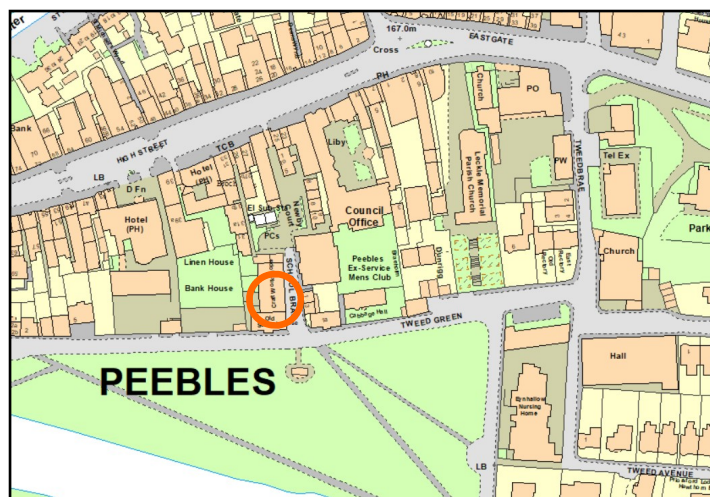
The property is currently Class 1a Shop, Financial, Professional and other services as defined in the Town and Country Planning (use class) (Scotland) Order 1997.

Permitted change of use to Class 4 Business, any other change would require landlords and the relevant planning consent.

Energy Performance Certificate

Building energy performance rating: F (March 2022)

Location/Floor plans



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