

**Industrial Premises**  
**Unit 3 Shepherds Mill, Whinfield Road, Selkirk TD7 5DT**



**Industrial Premises**

**Annual Rent (in the region of)  
£8,700 (excluding VAT)**



**Viewing/Further Details:**

Please contact  
Estate Management

Tel: 01835 825122 or email [estatemanagement@scotborders.gov.uk](mailto:estatemanagement@scotborders.gov.uk)

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

### Location

The Royal Burgh of Selkirk is centrally located 54 miles from Carlisle and 38 miles from Edinburgh. Selkirk's industrial area is situated to the north east of the town centre stretching along the Ettrick Water.

### Description

Shepherds Mill is located within the industrial area of Selkirk easily accessed main A7 Edinburgh to Carlisle Trunk road. Shepherds Mill was a former mill recently converted into smaller workshops. Unit 3 consists of a workshop area and toilets. This workshop has double timber doors and ample shared parking.

### Services

This property benefits from 3 phase mains electricity, gas, water and drainage.

### Accommodation

Total gross internal area 180m<sup>2</sup> (1938ft<sup>2</sup>)

### Rent

Annual rent (in the region of): £8,700 (excluding VAT)

### Rateable Value

The current rateable value of these premises is £6,800 (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/](http://www.mygov.scot/business-rates-relief/)

### Planning

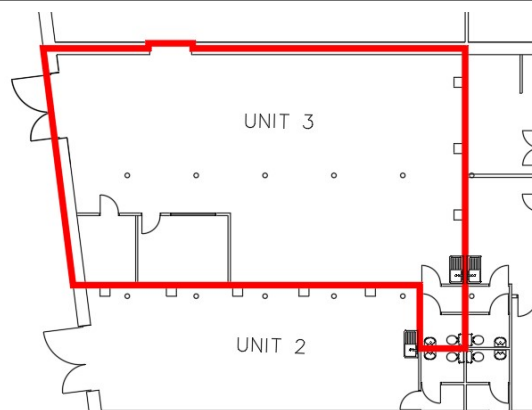
Currently Class 4 Office/Light Industrial as defined in the Town and Country Planning (use class)(Scotland) Order 1997.

Any other use falling out with this use class will require landlords and the relevant planning consent.

### Energy Performance Certificate

Building energy performance rating: E (April 2014)

### Floor plan/Location plan



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