

FOR SALE



Toilet Building for Sale, West Linton, Main Street, EH46 7EE

CLOSING DATE 21st September



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

West Linton is situated 17 miles south of Edinburgh and 32 miles west of Galashiels. West Linton is a popular village which is a prime location for people commuting to Edinburgh. The location of this asset is towards the top of the Lower green public park which is used for community events and a variety of junior sporting events.

Description

This toilet block is of traditional stone built construction With a flat roof and PVC guttering.

Services

This property is service by mains electricity and mains water

Accommodation

Total gross internal area: 14.02 m² .

Offers:

Offers are invited at the bidders own judgement of what they wish to offer.

Offers to be submitted in the standard Scottish legal format and must include:

- Purchaser (Name), Address, Business Address.
- Price.
- Source of funds.
- Proposed use of the site.
- Any conditions attached to the offer.
- Proposed timescale for conclusion of missives, completion and payment.

Energy Performance Certificate

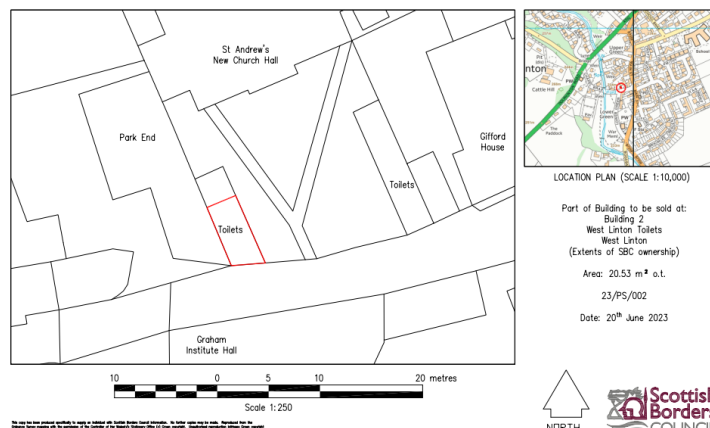
Building energy performance rating: To be confirmed

Rateable Value

The current rateable value of these premises is £1,900 (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/

Location Plan:



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