

TO LET



Workshop/Office
Unit 3 Tweedbank Craft Centre, Tweedbank TD1 3RU



Workshop/Office

**Annual Rent (in the region of)
£2,500 (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

Tweedbank is a large village located to the south east of Galashiels which is easily accessed from the A6091 Melrose Bypass Trunk road. Tweedbank's main industrial estate is situated to the east of the village close to Tweedbank railway station. Tweedbank Craft Centre is located to the west of the main industrial estate but is located on the main road through the village.

Description

The Craft Centre is a traditional stone farm built building converted into craft workshops of various sizes. Unit 2a is a small workshop which is on the first floor and could be easily converted to office space. It is accessed via a double glazed PVC door at the top of an external stair case. The complex has shared toilet facilities and on site parking is available.

Services

This property is service by 3 phase mains electricity, water and drainage.

Accommodation

Total gross internal area 34.3m² (369ft²)

Rent

Annual rent (in the region of): £2,500 (excluding VAT)

Rateable Value

The current rateable value of these premises is £1550 (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

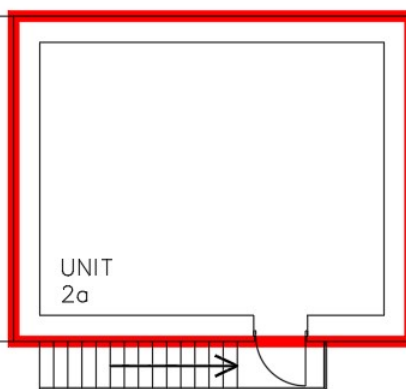
Currently Class 4 Office/Light Industrial as defined in the Town and Country Planning (use class) (Scotland) Order 1997.

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

Energy Performance Certificate

Building energy performance rating: To be confirmed

Location/Floor plans



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