

# TO LET



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



### Workshop/Office

Annual Rent (in the region of)  
£2,700 (excluding VAT)



### Viewing/Further Details:

Please contact  
Estate Management

Tel: 01835 825122 or email [estatemangement@scotborders.gov.uk](mailto: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 3 is a small workshop which could be easily converted to office space and is accessed through a pedestrian double glazed PVC door. The complex has shared toilet facilities and on site parking is available.

### Services

This property is service by 3 phase mains electricity.

### Accommodation

Total gross internal area 43.1m<sup>2</sup> (463ft<sup>2</sup>)

### Rent

Annual rent (in the region of): £2,700 (excluding VAT)

### Rateable Value

The current rateable value of these premises is £825 (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

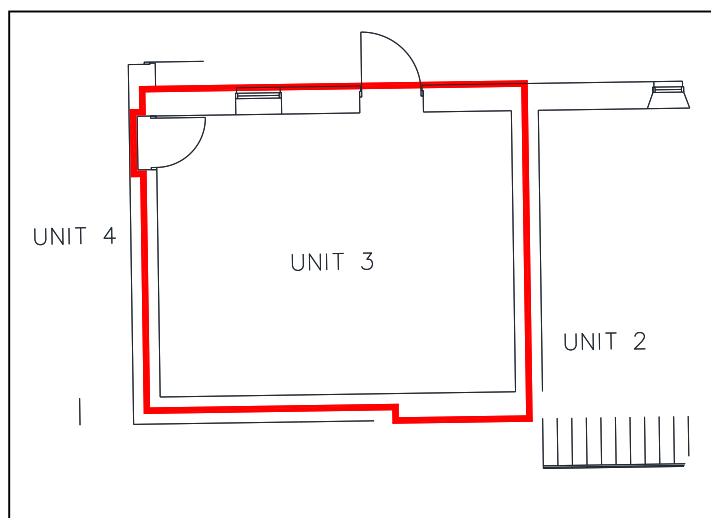
Currently Class 4 Office/Light Industrial as defined in the Town and Country Planning (use class) (Scotland) Order 1997.

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

### Energy Performance Certificate

Building energy performance rating: To be confirmed

### Location/Floor plans



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