

TO LET



Workshop Unit 10 Edenside Workshops, Inch Road, Kelso TD5 7JR



Workshop

**Annual Rent (in the region of)
£3,800 (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/Floor plans

Location

Kelso is a large town situated on the bank of the River Tweed 18 miles from Galashiels and 43 miles from Edinburgh. Kelso offers an attractive and bustling town centre with a good selection of independent retailers and commercial businesses.

Description

Edenside Workshops is a former primary school converted to offices and workshops of various sizes located close to the town centre. Unit 10 is accessed from a pedestrian door to the front of the building or double timber doors to the rear. The complex has shared toilet facilities and ample on site parking.

Services

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

Accommodation

Total gross internal area 64.4m² (693ft²)

Rent

Annual rent (in the region of): £3,800 (excluding VAT)

Rateable Value

The current rateable value of these premises is £3,200 (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/

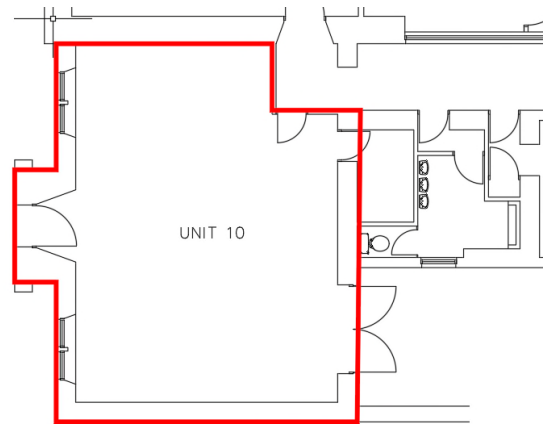
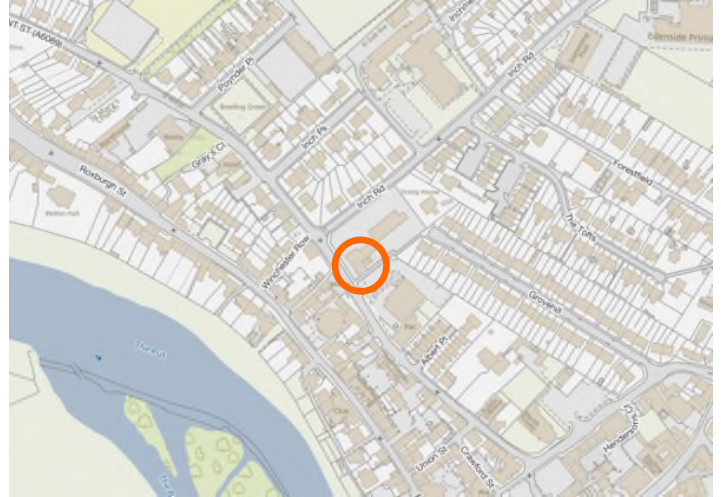
Planning

Currently Class 4 Business Use 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



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