

TO LET



Workshop
Unit 16 Coldstream Workshops, Home Place,
Coldstream TD12 4DT



Workshop

Annual Rent (in the region of)
£2,750 (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

Coldstream is a small borders town lying on the north bank of the River Tweed located 9 miles from Kelso and 14 miles from Berwick-Upon-Tweed.

Description

Coldstream workshops is a stone building with pitched slate roof, it is a former primary school converted into craft/industrial workshops of various sizes situated close to the town centre.

Services

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

Accommodation

Total gross internal area 56.6m² (609ft²)

Rent

Annual rent (in the region of): £2,750 (excluding VAT)

Rateable Value

The current rateable value of these premises is £2,250 (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

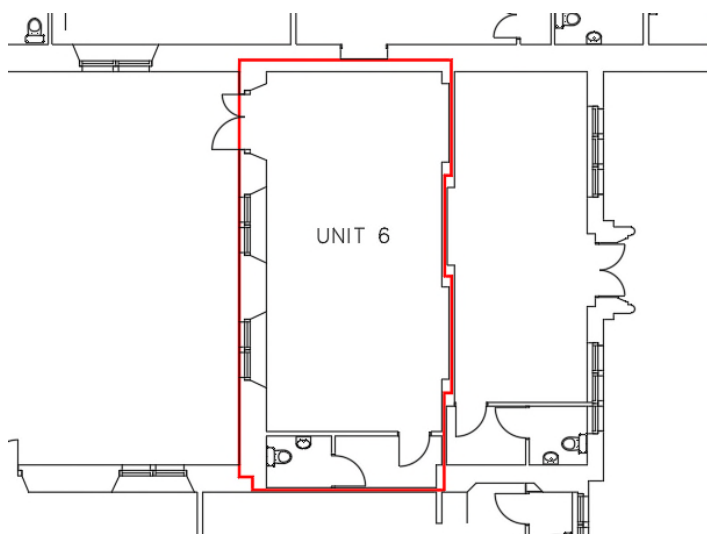
Currently Class 4 Business Use as defined in the Town and Country Planning (use class) (Scotland) Order 1997.

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

Location/Floor plans



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