

TO LET



Workshop
Unit 12a Lochpark Industrial Estate, Hawick TD9 9JA



Workshop

**Annual Rent (in the region of)
£13,000 (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

Hawick is one of the largest towns in the Scottish Borders with the River Teviot flowing through it. Hawick is well served by the roads network and lies 43 miles from Carlisle and 55 miles from Edinburgh along the A7 Trunk Road. The town has good local amenities and boasts a great variety of commercial businesses.

Description

Lochpark Industrial Estate is located to the east of the high Street. Unit 12a was built in the 1970's and offers a versatile layout which includes office, storage and workshop area. The unit benefits from a large courtyard area to the front which is shared with the neighbouring properties.

Services

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

Accommodation

Total gross internal area 265.7m² (2760ft²)

Rent

Annual rent (in the region of): £13,000 (excluding VAT)

Rateable Value

The current rateable value of these premises is £8,000 (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

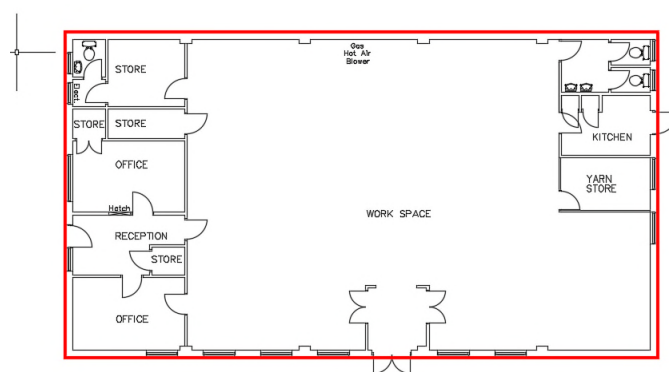
Currently Class 4 Business Use as defined in the Town and Country Planning (use class) (Scotland) Order 1997.

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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