

# TO LET



**Workshop/Office**  
**Unit 11 Tweedbank Craft Centre, Tweedbank TD1 3RU**



**Workshop/Office**

**Annual Rent (in the region of)  
£4,500 (excluding VAT)**



**Viewing/Further Details:**

Please contact  
Estate Management

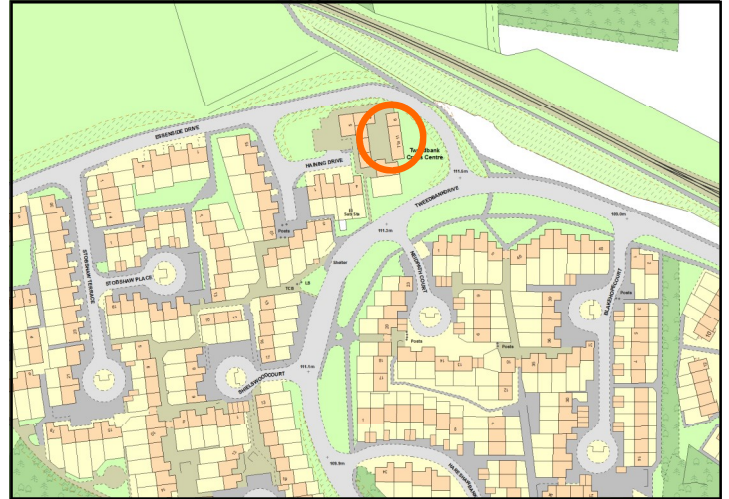
Tel: 01835 825122 or email [estatemangement@scotborders.gov.uk](mailto:estatemangement@scotborders.gov.uk)

These particulars do not form any part of any contract and are prepared for guidance only.

## Location/Floor plans

### 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. Access into unit 11 is via an external stairway and consists of a large work room with two smaller storage room. 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 112m<sup>2</sup> (1302ft<sup>2</sup>)

### Rent

Annual rent (in the region of): £4,500 (excluding VAT)

### Rateable Value

The current rateable value of these premises is £3650 (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/)

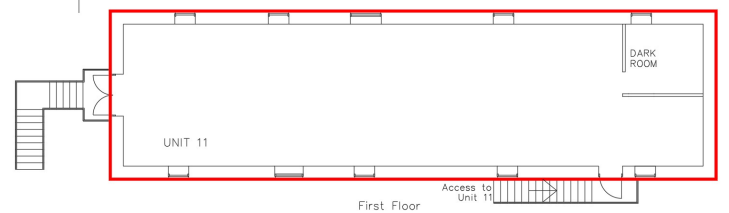
### Planning

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



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