Industrial Premises
Unit 6 Shepherds Mill, Whinfield Road, Selkirk TD7 5DT

Annual Rent (in the region of)
£15,000 (excluding VAT)

Viewing/Further Details:
Please contact
Estate Management
Tel: 01835 825122 or email estatemanagement@scotborders.gov.uk

These particulars do not form any part of any contract and are prepared for guidance only.
Location
The Royal Burgh of Selkirk is centrally located 54 miles from Carlisle and 38 miles from Edinburgh. Selkirk’s industrial area is situated to the north east of the town centre stretching along the Ettrick Water.

Description
Shepherds Mill is located within the industrial area of Selkirk easily accessed main A7 Edinburgh to Carlisle Trunk road. Shepherds Mill was a former mill recently converted into smaller workshops. Unit 6 consists of a workshop area, kitchen and toilets. This workshop is accessed through double timer doors and has ample shared parking to the front.

Services
This property benefits from 3 phase mains electricity, gas, water and drainage.

Accommodation
Total gross internal area 374m² (4026ft²)

Rent
Annual rent (in the region of): £15,000 (excluding VAT)

Rateable Value
The current rateable value of these premises is £9,600 (with effect from 1 April 2017)

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: E+

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