

TO LET



Workshop/Office
Unit 2 Tweedbank Craft Centre, Tweedbank TD1 3RU



Workshop/Office

**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

Tweedbank is a large village located to the south-east of Galashiels, in the Scottish Borders, and benefits from excellent accessibility via the A6091 Melrose Bypass trunk road. The village has developed as an important commercial and residential area within the region. Its principal industrial estate is situated to the east of the village centre, in close proximity to Tweedbank Railway Station, providing strong transport links. Tweedbank Craft Centre is positioned to the west of the main industrial estate and occupies a prominent location on the main road running through the village.

Description

The Craft Centre comprises a traditional stone farm building which has been converted into a range of craft workshops of varying sizes. Unit 2 is a small ground floor workshop which could be readily adapted for office use. Access is provided via a double-glazed PVC door. The complex benefits from shared toilet facilities, with an additional charge applicable for the cleaning and servicing of these areas. On-site parking is available.

Services

This property is service by 3 phase mains electricity

Accommodation

Total gross internal area 34.3m² (369ft²)

Rent

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

Rateable Value

The current rateable value of these premises is £3,100 (with effect from 1 April 2026).

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

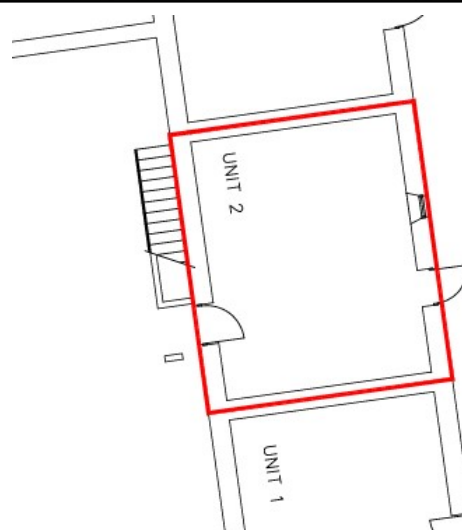
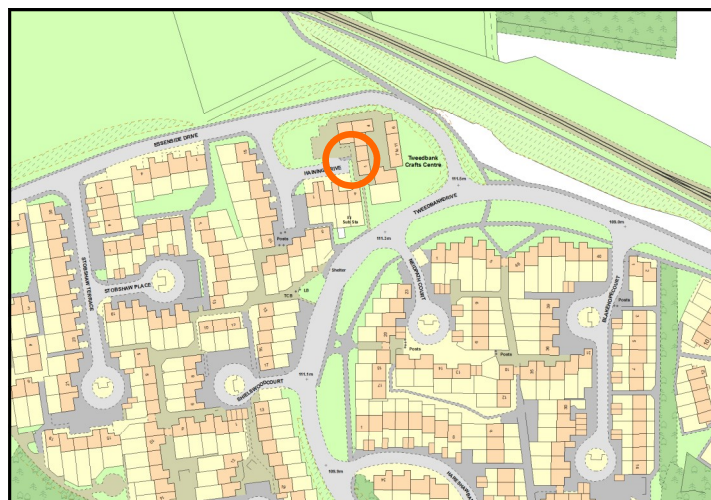
Currently Class 4 Office/Light Industrial as defined in the Town and Country Planning (use class) (Scotland) Order 1997.

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

Location/Floor plans



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