

End Terraced Industrial Unit

Phase 1, Unit 3 Acredale Industrial Estate, Eyemouth, TD14

For Sale—Offers Over £62,500 per annum

GIA 97.30 sq m (1,047 sq ft)

Edwin
Thompson





BRIEF RESUME

- End Terraced Industrial Unit
- Two Vehicular Access Openings
- Open Plan Accommodation
- GIA 97.3 sq m (1,047 sq ft)

DESCRIPTION

The subjects comprise an end-terraced industrial unit understood to have been constructed around 1986. The building is of steel portal frame construction with cavity masonry walls incorporating a blockwork inner leaf and brick outer leaf. The roof is pitched and supported on steel lattice rafters with galvanised Z-purlins. Roof coverings comprise insulated profiled metal cladding incorporating translucent rooflights. Windows are of timber-framed double-glazed specification. Rainwater goods comprise black PVC half-round gutters with matching circular downpipes. The unit provides predominantly open-plan accommodation with a solid concrete floor. Ancillary accommodation has been formed to the front of the unit through the construction of blockwork partition walls providing WC facilities together with a lobby area capable of accommodating tea preparation facilities. There are two vehicular access openings within the front elevation, each having approximate dimensions of 2.95 metres wide by 3.00 metres high. The eastern opening retains a roller shutter door whilst the western opening has been enclosed with timber panelling incorporating a pedestrian access door. The unit benefits from access to a shared tarmac forecourt and parking area located immediately to the front of the building. The eaves height is approximately 3.65 metres and the ridge height approximately 4.80 metres.

AREAS

The property has been measured in accordance with the current RICS Code of Measuring Practice. Gross Internal Area: 97.30 sq m (1,047 sq ft) Measurements were taken using a laser measuring device and should be treated as approximate.

LOCATION

The subjects are situated within Acredale Industrial Estate on the western side of the Borders town of Eyemouth. Eyemouth is a small fishing town located on the south-east coast of Scotland within the historic county of Berwickshire. The town lies approximately 8 miles north-west of Berwick-upon-Tweed, 15 miles east of Duns and approximately 49 miles east of Edinburgh. According to the 2022 Census, Eyemouth has a population of 3,701, representing an increase from 3,546 recorded at the 2011 Census and 3,470 recorded at the 2001 Census. The town benefits from good regional transport links. Mainline rail services are available from nearby stations at Berwick-upon-Tweed, Dunbar and the recently reopened station at Reston, providing direct connections to Edinburgh, Newcastle and London via the East Coast Main Line. Eyemouth and the surrounding area have benefited from significant public and private sector investment in recent years. Improvements have included regeneration of the town centre and harbour area through initiatives led by the Eyemouth and East Berwickshire Partnership. Investment has enhanced facilities for the fishing industry whilst also supporting growth within the tourism sector. Additional projects have included shopfront improvement grants, funding towards the development of a modern ice-making facility at Eyemouth Harbour and the redevelopment of the former fish market site. The former fish market has since been transformed into a modern waterfront development incorporating pod units, seating areas and public realm improvements overlooking the harbour. The subjects are located within Acredale Industrial Estate, the principal industrial estate serving Eyemouth. The estate accommodates a broad range of industrial, trade, storage, commercial and community occupiers including vehicle repair businesses, fish processing and distribution companies, equipment suppliers, rental businesses, fitness facilities, local trades and charitable organisations.





ACCOMMODATION

The property provides open-plan industrial accommodation with ancillary WC and lobby facilities formed within a blockwork subdivision to the front of the unit.

RATEABLE VALUE

The subjects are assessed to a Rateable Value of £3,900 effective from 01-April-26.

Small Business Rates Relief Scheme (SBRR) currently provides up to 100% rates relief for units with a Rateable Value of £12,000 or less based on the combined total of all the occupiers business premises (subject to application and eligibility). This relief is reviewed annually in accordance with the budget but is current for this Financial Year.

The Rateable Value for the subjects is currently well below this threshold.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

In the normal manner, the in-going tenant will be liable for any land and buildings transaction tax, registration dues and VAT thereon.

VALUE ADDED TAX

Unless otherwise stated the prices quoted are exclusive of VAT.

We are advised that the property is elected to VAT. VAT will be charged on the agreed purchase price.

PLANNING

The property is considered suitable for a range of uses falling within Class 5 (General Industrial), Class 6 (Storage and Distribution) and, subject to obtaining any necessary consents, other commercial, workshop, trade counter, business or service uses. Interested parties should make their own enquiries with Scottish Borders Council regarding any proposed change of use.

OFFERS

ASSESSMENT OF BIDS:

In evaluating bids, the Council will be required to comply with Section 74 of the Local Government(s) Act 1973. While the Council is not bound to accept the highest bid, it may be that the Council will require to exercise its powers under the Disposal of Land by Local Authorities (Scotland) Regulations 2010 to accept a lower bid. The Council reserves the right to sell privately and shall not be bound to accept the highest or indeed any offer.

VIEWING

By appointment with the sole agents.

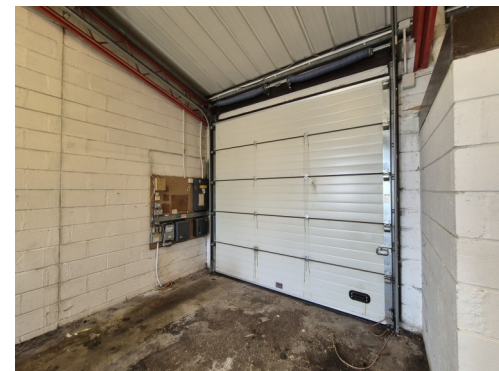
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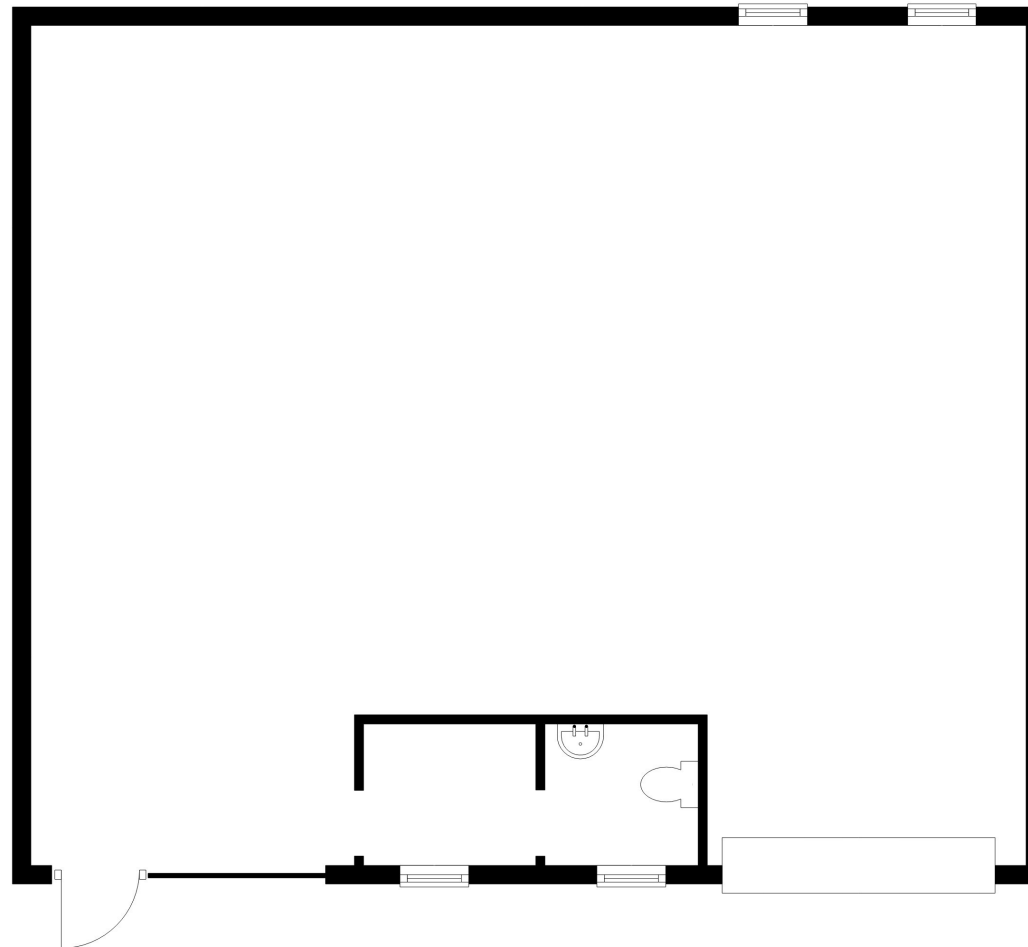
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Ground Floor

Approx. 97.3 sq. metres (1047.2 sq. feet)



Total area: approx. 97.3 sq. metres (1047.2 sq. feet)

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Unit 3 Acredale Industrial Estate, Eyemouth, TD14 5LQ

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