

FOR SALE

THE OLD SAWMILL, 3 WHINFIELD ROAD,
SELKIRK, TD7 5DT (LOT 1)

& YARD AT RODGERS ROAD, SELKIRK
TD7 5DX (LOT 2)



- PREFERENCE TO SELL BOTH LOTS AS ONE/MAY CONSIDER INDIVIDUAL OFFERS
- BUILDINGS EXTEND TO 406.93 SQ M / 4,380 SQ FT
- LARGE SECURE YARD FOR EXTERNAL STORAGE
- ADDITIONAL SITE EXTENDS TO 0.12 ACRES

JH CAMPBELL
PROPERTY CONSULTANTS

GRAHAM SIBBALD
0131 240 5311

LOCATION

The subjects are located within the Borders town of Selkirk which is situated approximately 46 miles south of Edinburgh and 73 miles north west of Newcastle Upon Tyne.

More precisely the subjects are located half a mile west of the town centre situated on the north side of Whinfield Road within the well established South Riverside Industrial Area. The property benefits from strong transport links being in close proximity to the A7 arterial route and the A68 trunk road.

DESCRIPTION

The subjects comprise a stone built warehouse under a pitched steel corrugated roof, plus there is an extension & portakabin to the west elevation offering trade counter, office, storage and WC/kitchenette facilities. In addition there is a modern steel portal framed warehouse offering extra storage accommodation. The site also provides ample secure concrete surfaced yard space for external storage.

There is a further yard located only some 200 metres to the east of the subject site offering additional external storage accommodation.

ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate gross internal areas:

WAREHOUSE/ TRADE COUNTER/ OFFICE	285.14 SQ M	3,069 SQ FT
MODERN WAREHOUSE	121.79 SQ M	1,311 SQ FT

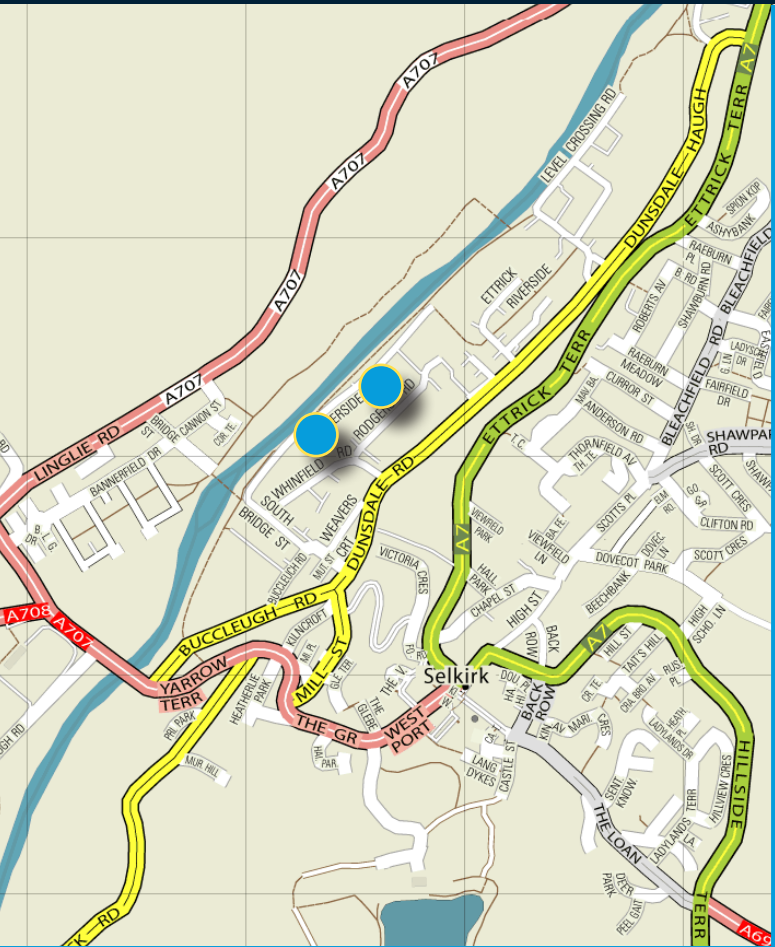
OVERALL SITE	0.67 ACRES
ADDITIONAL SITE	0.12 ACRES

PRICE

Our clients are inviting offers in excess of £175,000.

EPC

Available upon request.



RATEABLE VALUE

In accordance with the Scottish Assessors Association we have been advised that the subjects have a rateable value of £19,800. The additional site has a separate rateable value of £1,975. The unified business rate is presently set at £0.48 excluding water and sewage, which are levied separately.

LEGAL COSTS

Each party is to pay their own legal costs with the purchaser being responsible for any land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.



ENQUIRIES

Viewing & further information can be obtained by contacting the joint agents:-

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