

## OFFICES/DEVELOPMENT OPPORTUNITY

- > LOCATED IN THE HEART OF GALASHIELS, SCOTTISH BORDERS
- > OFFERS OVER £22,500 PER ANNUM
- > EXTENDS OVER THE GROUND, FIRST AND ATTIC FLOORS
- > OFFICES TO LET: GF – 109.98 SQM / FF 205.99 SQM – TOTAL OFFICES TO LET 315.97 SQM (3,401 SQFT)
- > STORAGE TO LET: ATTIC – 188.95 SQM (2,034 SQFT)
- > REDEVELOPMENT POTENTIAL, SUBJECT TO OBTAINING PLANNING CONSENTS
- > PARKING FOR 12 CARS INCLUDED
- > CURRENTLY LET IN PART TO PLAY BORDERS UNTIL JULY 2024



# TO LET/MAY SELL

## WAUKRIGG MILL, DUKE STREET, GALASHIELS, TD1 1QD

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**LOCATION**

Galashiels is located 35 miles south of Edinburgh and is the largest town in the Scottish Borders. The town is considered to be the principal administrative and retail centre for the region, with a resident population of approximately 115,000. Galashiels is also well connected to the central belt via the A7, taking approximately 1 hour by car & rail to travel to/from Edinburgh.

The subject premises is positioned on the east side of Duke Street, one mile to the west of Galashiels town centre. This location is readily accessible, situated immediately off A72/King Street which is the primary thoroughfare through Galashiels.

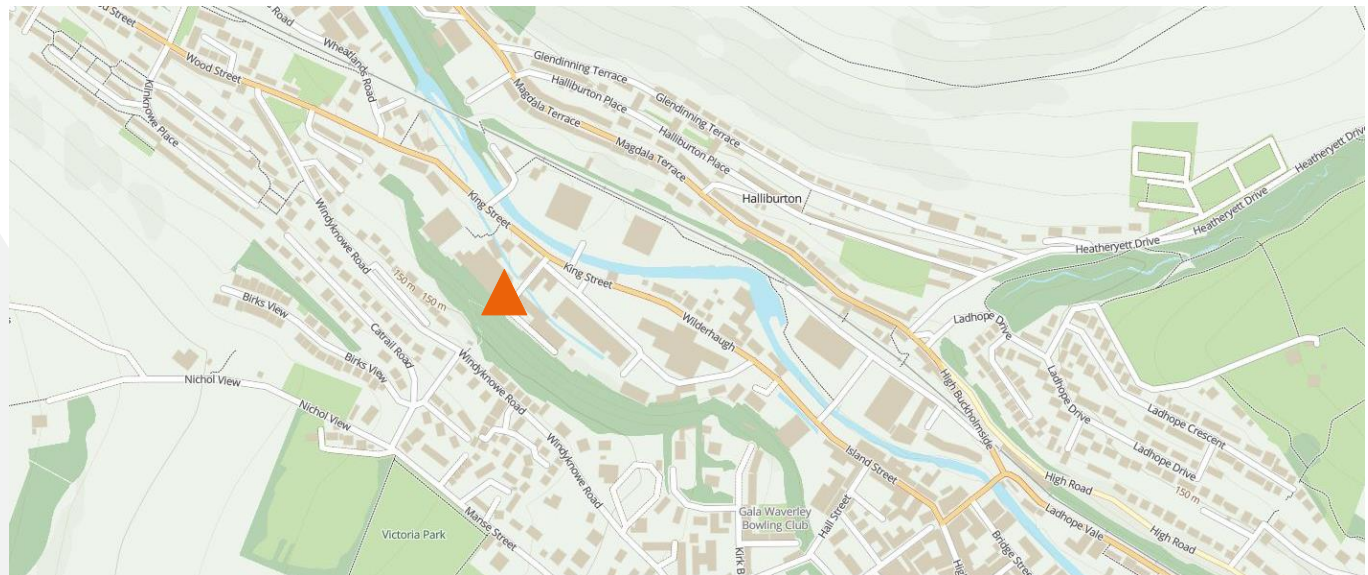
**DESCRIPTION**

The subjects comprise offices arranged over the ground floor, first floor & attic of the historical Waukrigg Mill complex, built in the early 19<sup>th</sup> century of stone construction under a pitched and slated roof.

Internally, the subjects comprise open plan office accommodation over the ground & first floors, with additional open plan storage space within the attic. The subjects benefit from extensive glazing allowing for ample natural daylight throughout, along with 12 parking spaces to the rear.

Part of the ground floor is let to Play Borders on a yearly rolling basis at a current passing rent of £4,000 per annum with expiry in July 2024.

The subjects would be suitable for redevelopment subject to obtaining necessary planning consents.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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ACCOMMODATION	SqM	SqFt
Ground Floor (Play Borders)	119.66	1,288
Ground Floor remaining	109.98	1,183
First Floor	205.99	2,217
Attic (storage)	188.95	2,034
<b>TOTAL</b>	<b>624.58</b>	<b>6,723</b>

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

### RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £39,950 resulting in approximate payable annual rates of £19,895.

### LEASE TERMS

The subjects are being offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at offers over £22,500 per annum.

### PRICE

The owners may consider a sale at offers over £250,000 for the heritable interest subject to and with the benefit of the existing lease.

### LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however, the in-going tenant/purchaser will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

### EPC

Released on application.

### VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

### ANTI MONEY LAUNDERING REGULATIONS

The Anti-Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective occupier will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



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