



INDUSTRIAL/FACTORY TO LET/FOR SALE

Seafood Processing Plant,
Coldingham Road,
Eyemouth, TD14 5AN

- Food safe fit out
- Cold store, blast freezer and chill room
- 2 vehicular loading doors
- Eaves height of approximately 4.5m
- GIA: 863sq m (9,300 sq ft)
- £30,000 per annum leasehold
- Offers over £250,000 heritable

Commercial Department
17 Corstorphine Road, Edinburgh, EH12 6DD
0131 624 6130

LOCATION:

The town of Eyemouth is located some 9 miles north of Berwick upon Tweed and approximately 42 miles south east of Edinburgh, with access taken from the A1 trunk road route.

The town is a traditional fishing port and being situated on the east coast tourist trail, also attracts considerable visitor numbers in the summer months.

The subjects are situated within the town's industrial estate that lies approximately 1/4 of a mile north west of the harbour and the town centre and is located off the main A1107 Eyemouth to Coldingham Road. Nearby occupiers within the industrial estate include DR Collin & Son Ltd, Eyemouth Autocentre, Scott Bros, Scottish Fire & Rescue Service.

DESCRIPTION:

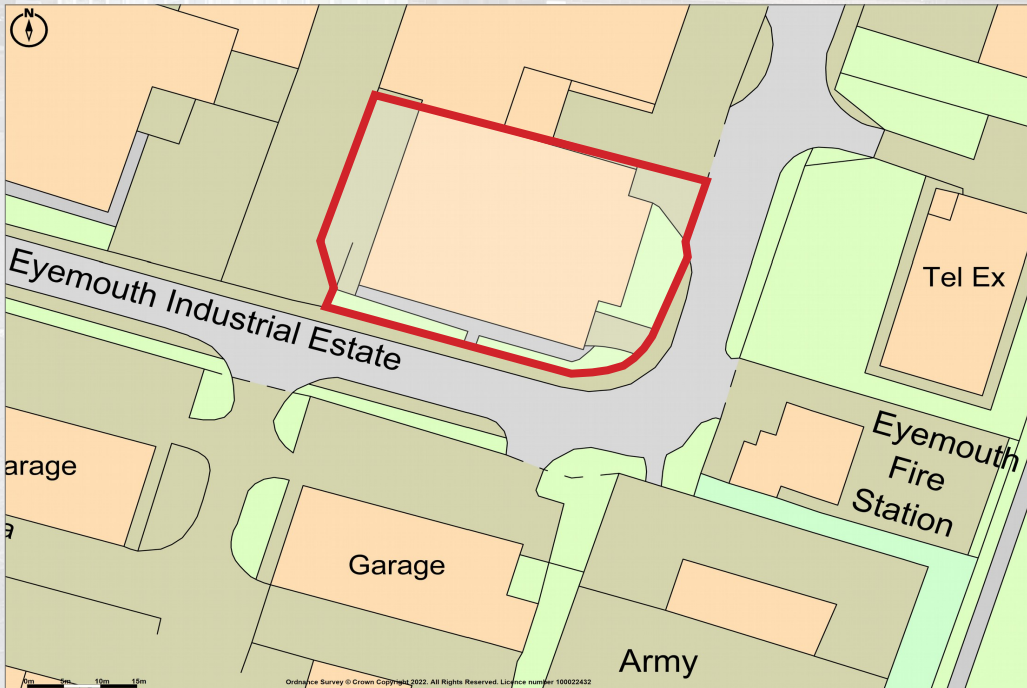
The subjects comprise a detached single storey industrial unit of steel portal framed construction benefitting from the following specification:

- Office accommodation
- Male and female toilet facilities
- Fully lined food safe production/processing area
- Blast freezer, chiller room and cold store
- 3 phase power supply
- 2 vehicular roller shutter loading doors
- Loading yard/parking to 2 elevations
- Eaves height approximately 4.5 metres

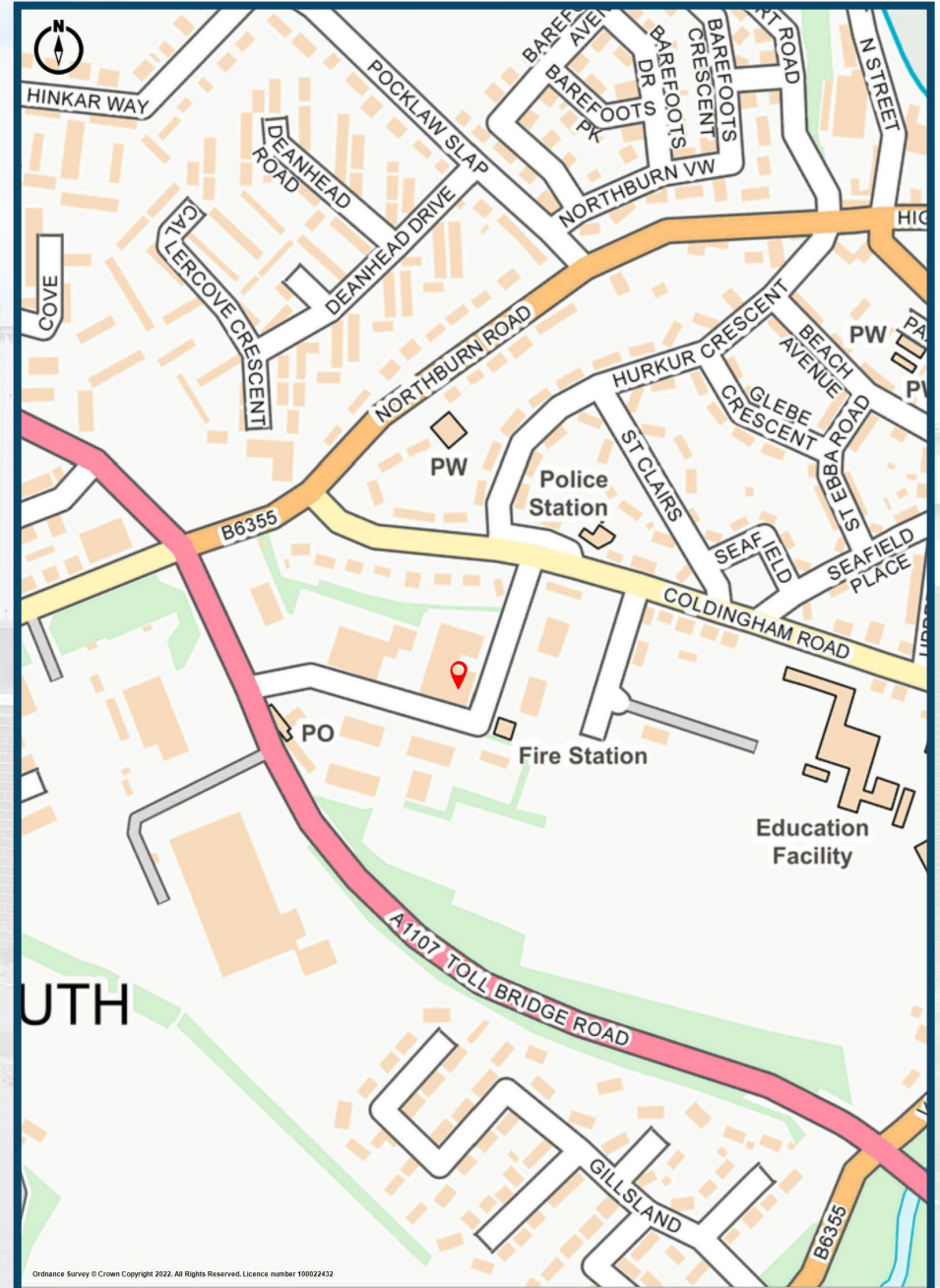
ACCOMMODATION:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Gross Internal Area basis in the order of:

Office Section:	155.4 sq m (1,673 sq ft)
Main Warehouse:	633.7 sq m (7,037 sq ft)
Plant Room:	54.8 sq m (590 sq ft)
Total:	863 sq m (9,300 sqft)



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RATEABLE VALUE:

According to the Scottish Assessors Association Website the subjects have a rateable value of £33,400.

LEASE TERMS/SALE PRICE:

The subjects are available on a new Full Repairing and Insuring lease for a period to be agreed at a rent of £30,000 plus VAT per annum. Alternatively our client would consider a sale of the property and offers in excess of £250,000 plus VAT are sought for the benefit of their heritable interest in the subjects.

ENERGY PERFORMANCE:

The subjects have an Energy Performance Certificate (EPC) rating of D (55). A copy of the EPC for the subjects is available upon request.

VAT:

VAT will be chargeable on the rent and purchase price.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole selling/letting agents:-

DM Hall LLP
17 Corstorphine Road
Edinburgh
EH12 6DD

Tel: 0131 624 6130 (Agency Department)

Fax: 0131 477 6016

EMAIL: ian.davidson@dmhall.co.uk
oliver.lawson@dmhall.co.uk

VIEWING:

Strictly by arrangement with the agents.

Ref: ESA2641

Date of publication: July 2022

**IMPORTANT NOTE**

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