

Hawick

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SOLICITORS & ESTATE AGENTS

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Commercial Premise at 3 Rowan Court

Cavalry Park, Peebles, EH45 9BU



We are delighted to market this unique commercial opportunity within a prime location in the market town of Peebles. The property comprises a single storey office pavilion extending to an approximate 217sqm with 11 car parking spaces to the front. There is planning consent in place to create four additional office areas in the attic area, creating an extra 132sqm of useable space.



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Rateable Value

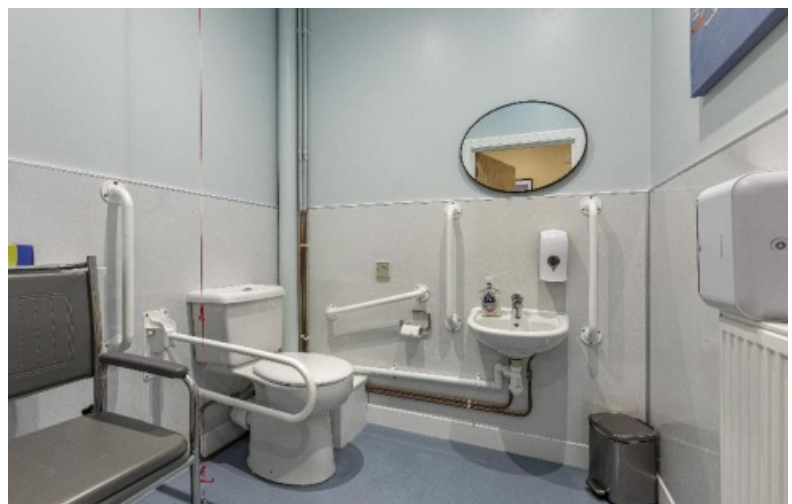
According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a rateable value of £25,750. The uniform business rate for the current year is £0.498 pence in the pound.

Town Planning

The subject is suitable for office use compliant with Class 4 (Business). The property is sold with the benefit of planning consent granted in 2021 to change the use of the ground floor to Class 10 (non-residential institutions) and create 4 additional offices in the attic space. Consent was granted on appeal in 2021 and details of the consent can be viewed under references: 21/00486/FUL and appeal reference 21/00015/RREF.

Legal Costs

Each party shall bear their own legal costs with the eventual purchaser liable for any Registration Dues or LBTT thereon.



Description

The subjects comprise a detached, single storey office pavilion of timber frame construction with a masonry and render exterior finish. The roof is pitched and tiled and windows are double-glazed. The building offers modern office space and provides a large kitchen and dining room, lounge, conference/training room, therapy room, sensory room, management office, comms cupboard with multiple WCs in the central core. The office space benefits from perimeter data trunking, LED lighting, carpet floor coverings, gas central heating and is generally in good order throughout. There is ramsay ladder access to the attic which is floored in part. In addition, there is the use of land to the rear shared with adjoining occupiers.

Location

The market town of Peebles is situated in the Scottish Borders approximately 26 miles south-east of Edinburgh via the A703. It is well connected by public transport to surrounding borders towns. Cavalry Park is an established business park located over the River Tweed approximately 0.5 miles to the south of the town centre. It is home to multiple occupiers including accountants, surveyors, dentists and workshops benefiting from ample parking and landscaped grounds. Local amenities are available on Peebles high street where there is a wide range of independent shops, national retailers, bars, hotels and restaurants.

Utilities

The property is served by mains gas, electricity and water

EPC

Pending

VAT

We understand the property is opted for VAT. The property can be sold with vacant possession or with the current lease in place as a going concern.

Viewings & Further Information

Strictly by appointment with the selling agents

Entry

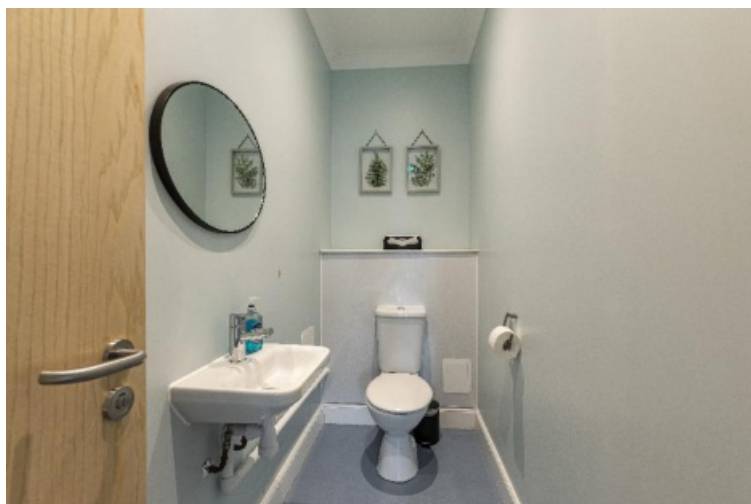
Upon completion of a formal missive under Scots Law.

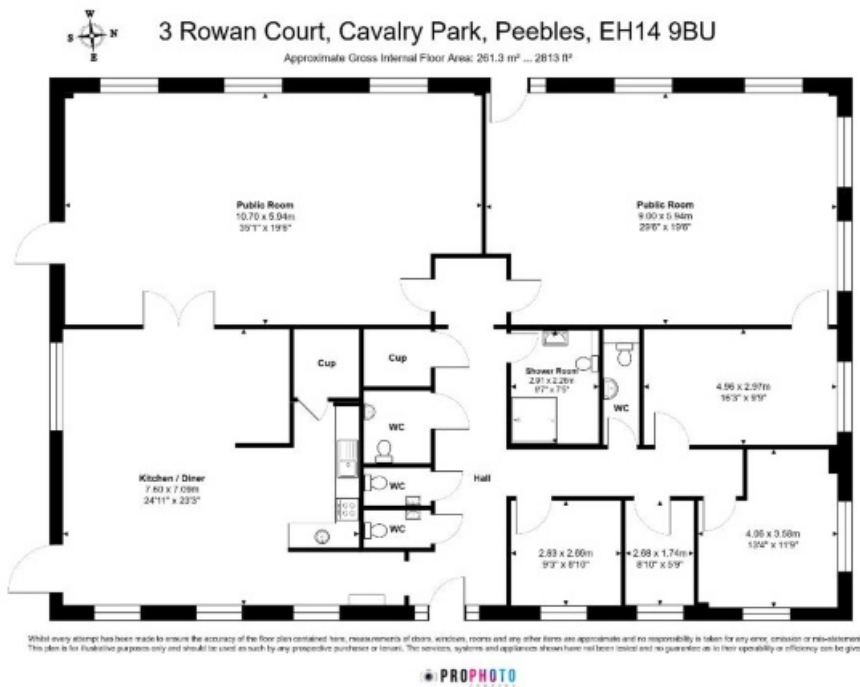
Anti Money Laundering

The 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 purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

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Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
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Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
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Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.