

To Let—Workshop with covered yard area.
Ayton Mill Workshop, Ayton, Eyemouth, TD14 5RQ

Edwin
Thompson



Substantial workshop with covered yard area

Ayton Mill Workshop, Ayton, Eyemouth, TD14 5RQ

- Constructed in the 1970s, replacing the Ayton Estate Sawmill.
- Gross Floor Area 234 sq m (2519 sq ft)
- Substantial clear span enclosed workshop/storage space of approximately 9m x 9m.
- Covered concrete yard of approximately 13m x 9m.
- Further covered area of approximately 9m x 4m.
- Recently Rewired. Single Phase Electricity. No heating (EPC exempt).
- Easily accessible. Concrete Surfaced Yard.

Rental on Application

Ref: BA519

General Information

A stand-alone site within a rural yet accessible position just 100m off the B355 on the South side of Ayton village.

Ayton is a large traditional Scottish Border village situated within easy reach of the town of Eyemouth.

The village benefits from a good selection of local amenities and is conveniently located approximately 1-mile southwest of the A1 which provides direct links to Edinburgh in the north and Newcastle in the south. The village is located approximately 49 miles from Edinburgh City Centre and approximately 8 miles from Berwick upon Tweed.

Satellite Navigation

For those with Satellite Navigation the postcode is TD14 5RQ.

What3words

Cares.outermost.storms.





Description

A substantial workshop with covered yard area constructed in the 1970s, occupying a highly accessible stand-alone site approximately 100m off the B355 and approximately 1-mile west of the A1.

In its entirety, the building measures approximately 234 sq m (2519 sq ft) and consists of a clear span enclosed workshop/storage space, a covered yard area and a further covered area. Construction is of a concrete steel portal frame clad with corrugated sheeting on the sides above block walls. The roof is made from Big 6 asbestos cement sheets. The building benefits from metal box gutters and metal downpipes.

The clear span enclosed workshop/storage space measures approximately 9m x 9m and is constructed from block walls and a false ceiling (ceiling height approximately 3.81m) with strip lights. There are ample plug sockets on the internal walls and there is both a pedestrian door and a sliding vehicular door for access. The covered yard area measures approximately 13m x 9m and benefits from a concrete floor and flood lights. The covered area to the front of the enclosed space measures approximately 9m x 4m and provides a further useful workspace.

The building occupies a site of approximately 0.33 acres (0.12 hectares) in total with access via a hardstanding road off the B355 to the east.

Areas

The subjects have been measured in accordance with the RICS Code of Measuring Practice to the following approximate Gross Internal Areas:

Description	Dimensions	Sq m	Sq Ft
Enclosed Workshop/Storage Space	9m x 9m	81	872
Covered Yard Area	13m x 9m	117	1259
Covered Area	9m x 4m	36	388
Total Floor Area	18m x 13m	234	2519

Measurements taken using a laser measure.

Rateable Value

£3,900.

Services

Mains electric.



Lease Terms

Please contact Edwin Thompson to discuss lease terms.

Entry

On conclusion of legal missives.

VAT

The rent is exclusive of VAT, which will be chargeable.

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 Buildings Transaction Tax, Registration Dues and VAT thereon, where applicable.

Viewing

By appointment with the agents:

Edwin Thompson LLP, 44-48 Hide Hill, Berwick upon Tweed, TD15 1AB

Tel: 01289 304 432 Fax: 01289 302027

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Ayton Mill Workshop

Ayton, TD14 5RQ

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