

For Sale / May Let

No. 7 Elm Court, Cavalry Park, Peebles EH45 9BU

Edwin
Thompson



Flexible Ground Floor Premises within this Modern Office Pavilion

- Well suited to range of uses, which may include offices, workshop, storage, children's nursery, treatment rooms, beauty studios, research and technology uses or similar.
- Plentiful parking on-site
- Vehicle access door



Flexible Ground Floor Premises

Unit 7 Elm Court, Cavalry Park, Peebles EH45 9BU

Flexible Ground Floor Premises within a Modern Office Pavilion. Well suited to range of uses, which may include offices, workshop, storage, children's nursery, treatment rooms, beauty studios, research and technology uses or similar.

Fully DDA complaint accommodation

Gross Internal Area 167.05 sq m (1,798 sq ft)

Vehicle access door

Plentiful on-site parking with sizeable overflow carpark.

Guide Price £155,000

Guide Rent £13,500 per annum

Ref. GC5360

Location

Cavalry Park is a modern Business Park situated to the east of Peebles, on the southern side of the River Tweed.

The estate has developed rapidly in recent years to establish itself as one of the principal Business Parks serving the western borders with a mix of private and publicly developed units part owner occupied, part tenanted.

Cavalry Park is conveniently situated just 25 miles to the south of Edinburgh centrally positioned to serve the main borders town. The town centre is a short walk and provides an excellent array of shops, restaurants, hotels and recreational facilities. The Cavalry Park estate benefits from an enviable working environment with extensive rural views along the Tweed Valley and surrounding countryside to the east.

Existing occupiers at Cavalry Park include Braidwood Graham Chartered Accountants, Borders Chiropractors, MBF (UK & Ireland) Ltd, Cuban Interiors Ltd, JBM Business Services Ltd, Scotsdale Agency, Lemon Digital Design, Black Circles.com Ltd, Thomas Rogerson & Sons, Stanely Brash Construction, James Inglis, Sportswise Ltd and EBS Europe Ltd.

Description

7 Elm Court comprises the ground floor of a two-storey semi-detached business pavilion.

The buildings is of steel portal framed construction clad in insulated composite panels incorporating polycarbonate roof lights.

Accommodation

The unit is currently configured to provide:

Open plan studio, two offices, kitchen, two wcs each with low flush unit and wash hand basin (one to accessible standard).The floor plan is included on the back page.

The specification includes:

- Fully DDA compliant with accessible WC.
- CAT 5E/6 cabling
- Suspended ceilings with LG3 lighting to offices
- Suspended strip lighting to studio areas
- Plentiful on-site parking
- Roller shutter door to east elevation (2.15 m wide x 2.00 m high)
- Integrated fire alarm system.

Areas

The units have been measured from plan to provide the following approximate areas:

Description	Sq m	Sq Ft
Gross Internal Area	167.05	1,798

Energy Performance Certificate

D49

Tenure

Absolute Ownership

This property is sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not.

Rateable Value

£9,200 effective from 01-Apr-2017.

The Small Business Rates Relief Scheme provides rates relief to help small businesses in Scotland. For the 2020/2021 year up to 100% rates relief is available for business with a combined rateable value (of all business premises in Scotland) with a Rateable Value of £15,000 or less subject to application and eligibility. Further details are available from the Business Rates Team at Scottish Borders Council. Tel. 0845 3000341.

Entry

On the conclusion of legal missives

Lease Option

Available by way of a new lease.

Terms by negotiation.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction.

In the normal manner, the purchaser/ in-going tenant will be liable for any Land and Buildings Transaction Tax, registration dues and VAT incurred thereon, where applicable.

Value Added Tax

Any prices are exclusive of VAT. The property is understood to be elected to VAT. However, any intending purchasers must satisfy themselves independently as to the instances of VAT in respect of any transaction

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the price.

Viewings

Strictly by appointment with the sole agents:

Edwin Thompson LLP, Chartered Surveyors

76 Overhaugh Street

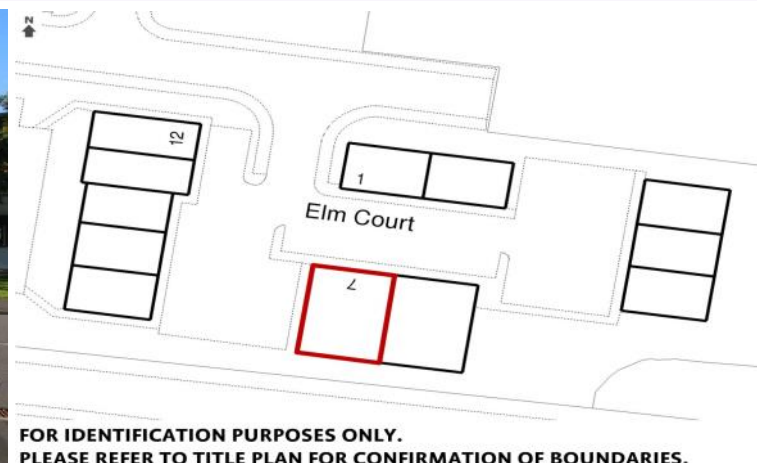
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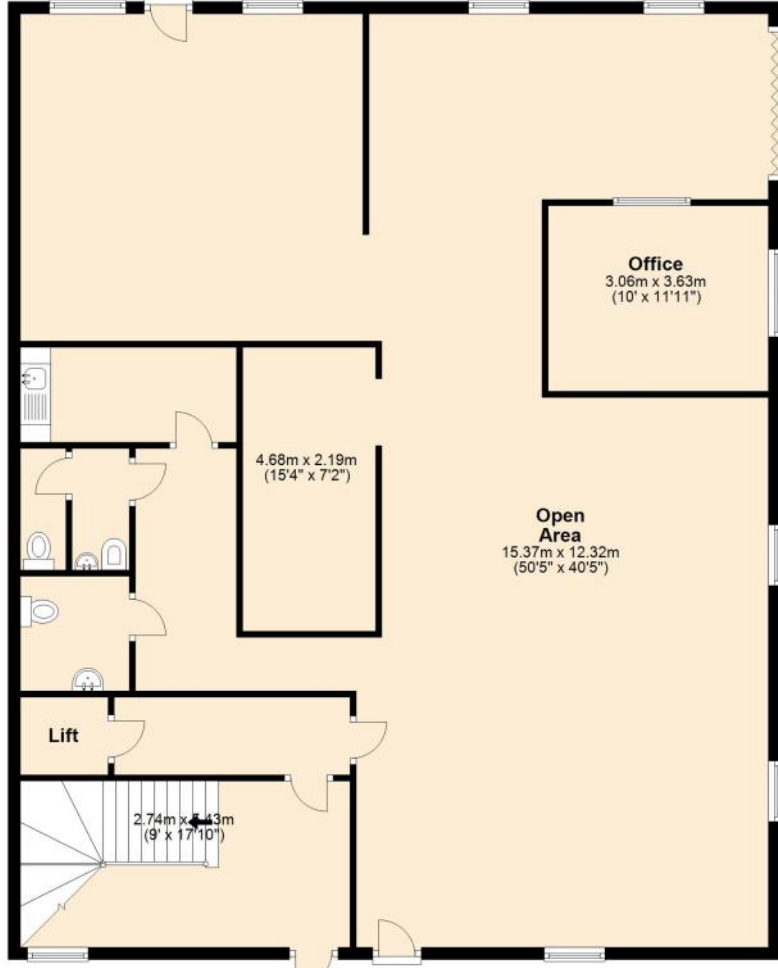
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Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

Regulated by RICS



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