

For Sale - Cheeklaw Veterinary Centre

Station Road Industrial Estate, Duns, TD11 3HS

Edwin
Thompson



Cheeklaw Veterinary Centre

Station Road Industrial Estate, Duns, TD11 3HS

General purpose unit currently occupied as a veterinary centre with equine and farm animal 'hospital' facilities

Well connected to the regional road network

Galedin have a lease extension for up to two years from 01 February 2023

Current passing rent - £28,875 per annum

Offers Over £260,000 are invited

Ref. GC2304

Description

A former factory unit which was extensively refurbished and converted to form a veterinary centre with equine and farm animal 'hospital' facilities in 2000.

The building is of steel portal framed construction with render faced cavity brick external walls under a pitched roof clad in insulated composite box profile metal sheeting.

The building is single storey with solid concrete floors throughout. Works have recently been carried out to incorporate the occupiers' small animal business.

Internally, much of the property has been fitted out to suit current use. The internal walls are part solid, part stud partition design with a combination of plasterboard and suspended ceilings to the west half of the building. Lighting predominantly comprises ceiling mounted fluorescent units and recessed lighting units.

The building is fitted with replacement upvc double glazed windows.

Rainwater goods are of pvc specification.

Situation

The property is situated to the north east of the Station Road Industrial Estate accessed via the estate road itself accessed off the A6112.

Nearby occupiers include Redpath Tyres, Mill Garage, J E Douglas & Sons Limited, Scottish Borders Council Amenity Site, Farne Salmon and Trout, Adam Green Motors, Redpath Recycling, Hot Glass, Mr and Mrs Scullion, Karolina Andrzejczak t/a Fresh In Your House, Mark Paxton and Redpath Tool Hire Ltd.

Location

The subjects are situated on the Station Road industrial estate to the southern edge of Duns.

Whilst a relatively small town with a population of around 2,500 according to the 2011 Population Census, Duns is the county town of Berwickshire and serves a wide rural hinterland. It provides a good range of local facilities including shops catering for most day to day needs; primary and secondary schooling; a sizable industrial estate and an array of leisure, social and sporting facilities.

The town is well connected to the regional roads network for access to the other main borders towns and Berwick-upon-Tweed, 15 miles to the east which provides good access to the north and south via East Coast Rail Network and the A1 trunk road. The A1 also provides good access to the National Roads Network.

Accommodation

The accommodation currently comprises:

Entrance hall, reception, medical dispensary, waiting room, two consultation rooms, side entrance, rear hall, two offices, kennel room, staff room/ kitchen, locker room with shower cubicle and WC, WC; door through to equine clinic with double doors to the east gable accessible from a tarmacadam yard to the east. The equine clinic is fitted with padded rubber flooring. This section of the building is configured with examination area, two loose boxes, x-ray and 'knock down' room, operating theatre, recovery box, store room and laundry/ utility room with airing cupboard and storage cupboard off.

Externally, there is a tarmacadam car park to the front (west), yard/drop off area together with 'workout' area to the east and an area of lawn bounded by post and rail fencing to the north.

Areas

The property has been measured in accordance with the RICS Code of Measuring Practice to provide the following areas:

Description	Sq m	Sq ft
Gross Internal Area	358.70	3,860
Gross External Area	393.97	4,239

E & oe measurements taken with a laser measure.

The site area has been measured from an OS Based mapping system to an approximate area of 0.253 ha (0.63 acre).



Services:

All mains services are understood to be connected.

Two gas fired Ideal Logic + condensing boilers within the boiler room provide central heating via radiators. The boilers also provide hot water supplemented by a hot water cylinder.

Please note that no service investigations were undertaken during the course of our inspection and the services have not been tested.

Planning

The subjects are situated within the Duns development boundary as defined within the 2016 Scottish Borders Local Development Plan. The property is situated within an area zoned for retention of Business and Industrial Use.

On the basis of the designation uses falling within Class 4 (business), Class 5 (general industrial) and Class 6 (storage or distribution) of the Town and Country Planning (use classes) Scotland Order 1997 would generally be supported. We would also anticipate that a number of Sui Generis (site specific) uses may be supported.

Satellite Navigation

For those with Satellite Navigation the Post Code is TD11 3HS

Tenure

Presumed Absolute Ownership following the Abolition of Feudal Tenure etc (Scotland) Act 2000. This should be confirmed by your solicitor.

We have not been provided with a report on title. We have assumed that there are no encumbrances or unduly onerous or unusual servitudes, restrictions, or burdens likely to have an adverse affect on the value of the property, and that a good marketable title is held.



Rateable Value

The subjects are assessed to a Rateable Value of £17,800 effective from 01-April 2017. Rateable value/council tax information has been obtained from the Scottish Assessors Association website whilst believed to be correct, this information has not been verified.

Lease / Investment Details

A minute of variation and extension of lease has been agreed effective from 01 February 2023. The passing rent from 01 February 2023 is £28,875 per annum. The agreement provides for an extension of up to two years, subject to a tenant break option at any point subject to three months prior notice in writing.

Value Added Tax

Any prices are exclusive of VAT. This unit is elected to TAX, Value Added Tax will be payable on the Rent at the prevailing rate.

Legal Costs

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

Viewing

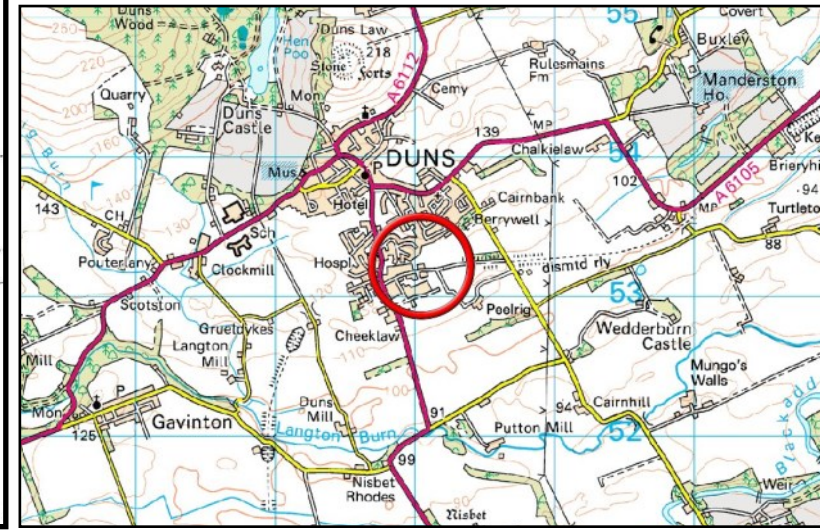
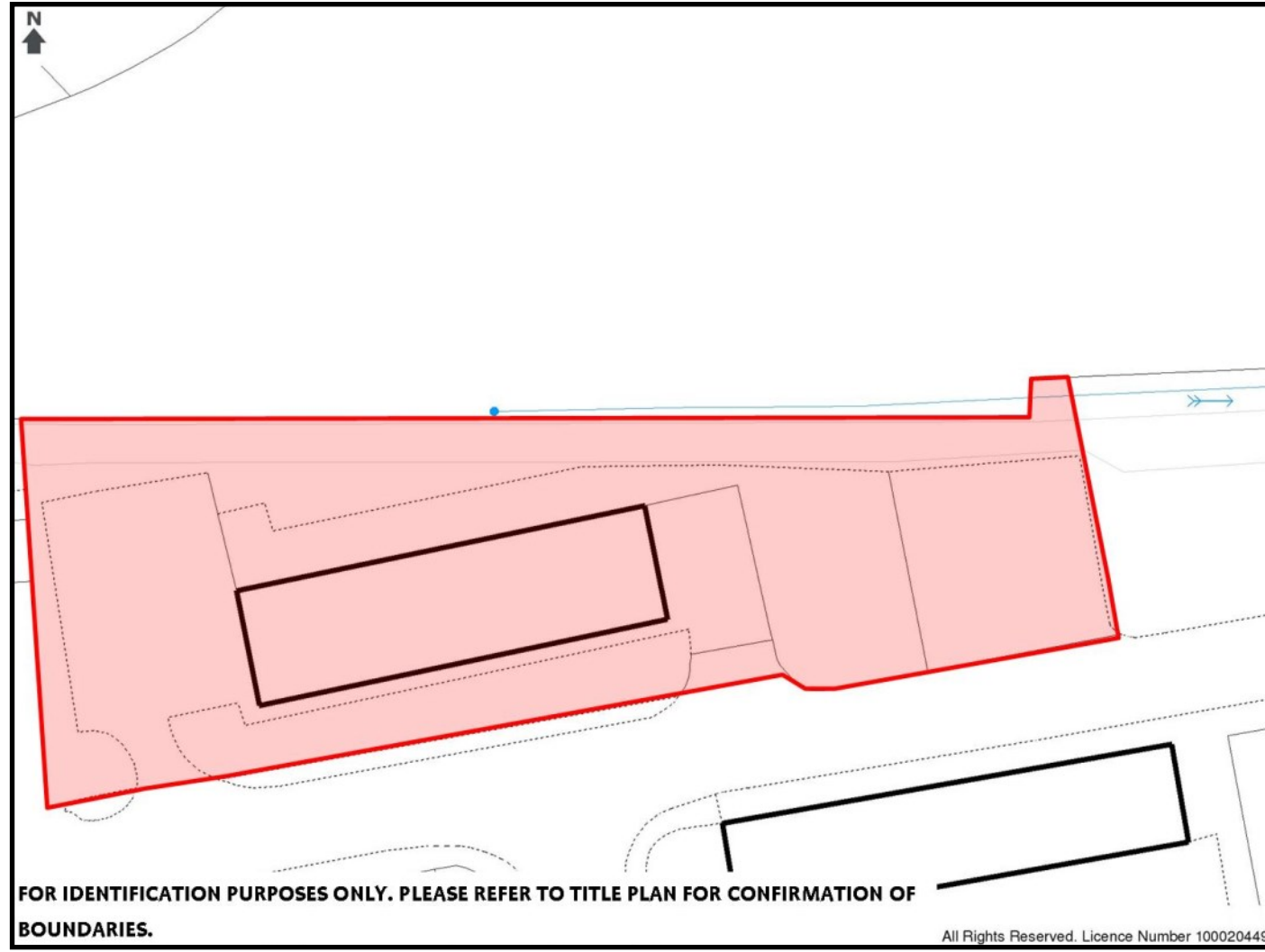
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