



FALCONER
PROPERTY CONSULTANTS

TO LET

Station Road, Earlston,
TD4 6HU

OFFICE

- LEASE FROM £8,000 PER ANNUM
- 1,294 FT²
- OPEN PLAN OFFICE
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- READY FOR IMMEDIATE OCCUPATION
- FREE ON SITE PARKING



LOCATION

Earlston is a civil parish and market town in the county of Berwickshire, within the Scottish Borders. It is on the River Leader in Lauderdale, Scotland.

Earlston Primary School educates pupils from a number of surrounding villages and hamlets.

The subjects are located on the eastern side of Station Road near its junction with Station Brae. The subjects are well located for their current use as an industrial workshop.



DESCRIPTION

The subjects comprise a first and second floor office space contained within a semi-detached two storey building of brick construction surmounted by a pitched roof overlaid in corrugated cement asbestos sheeting.

Internally the property provides a first floor large open plan office with w.c. facilities and two office / storage rooms on the second floor.

The site benefits from free on-site parking.

PROPOSAL

Lease from £8,000 per annum for a new FRI lease.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

120.2m²/1,294ft²

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Scottish Borders Council Planning Department.

EPC

A copy of the EPC will be available upon request.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

RATING

The subjects benefit from being under the rateable threshold of £15,000.

VAT

All prices, premiums and rents quoted are exclusive of VAT.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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