



## FOR SALE - INDUSTRIAL

UNIT 5 DUNSDALE WORKSHOPS  
WHINFIELD ROAD, SELKIRK, TD7 5EA

- Workshop with office accommodation
- Situated within Selkirk's principal industrial area
- Total floor area – 121.83 SQ M (1,311 SQ FT)
- Offers over £50,000

**LOCATION:**

Selkirk is one of the principal Borders towns and has a population of circa 6,000 people. The town is situated 40 miles southeast of Edinburgh and lies circa 5 miles southwest of Galashiels and 12 miles north of Hawick.

Nearby occupiers include Oregon Timber Frame Ltd, Travis Perkins, Datamars Agri UK, and the Forestry Commission Scotland.

**DESCRIPTION:**

The subjects comprise a mid-terraced workshop of brick construction benefiting from the following:

- 3 phase power supply
- Dual timber loading doors
- W.C facility
- Communal loading yard and parking area
- Approximate 3-metre minimum eaves height

**ACCOMMODATION:**

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following Gross Internal Area has been calculated:

121.83 SQ M (1,311 SQ FT)

**RATEABLE VALUE:**

The subjects have a rateable value of £3,900. Further information on rates payments can be found at [www.saa.gov.uk](http://www.saa.gov.uk)

**SALE TERMS:**

Offers in excess of £50,000 plus VAT are sought for the benefit of our client's heritable interest in the subjects.

**VAT:**

All figures in these particulars are quoted exclusive of VAT.

**PLANNING:**

The subjects are located within the Selkirk Business and Industrial Land Safeguarding zone according to the 2021 draft Scottish Borders Council LDP.

**OFFERS**

Offers should be submitted in Scottish Legal Form to:

Chief Legal Officer, Scottish Borders Council, Council Headquarters  
Newtown St Boswells, Melrose, TD6 0SA

All offers should include:-

- The identity of the purchaser
- Price offered
- Clear details of any conditions attached to the offer
- Proposed timescale for conclusion of missives, completion and payment

**ASSESSMENT OF BIDS**

In evaluating bids, the Council will require to comply with Section 74 of the Local Government(s) Act 1973. While the Council is not bound to accept the highest bid, it may be that the Council will require to exercise its powers under the Disposal of Land by Local Authorities (Scotland) Regulations 2010 to accept a lower bid. The Council reserves the right to sell privately and shall not be bound to accept the highest or indeed any offer.

**EPC:**

The subjects have an EPC Rating of D

**ENTRY:**

By agreement.

**LEGAL COSTS:**

Each party will be responsible for the payment of their own legal costs involved in any transaction.

**FURTHER INFORMATION:**

Strictly by contacting the sole letting agents:

D M Hall  
17 Corstorphine Road  
Edinburgh  
EH12 6DD  
Tel 0131 624 6130

Harry Pattullo  
[harry.pattullo@dmhall.co.uk](mailto:harry.pattullo@dmhall.co.uk)

Ian Davidson  
[ian.davidson@dmhall.co.uk](mailto:ian.davidson@dmhall.co.uk)

**VIEWING:**

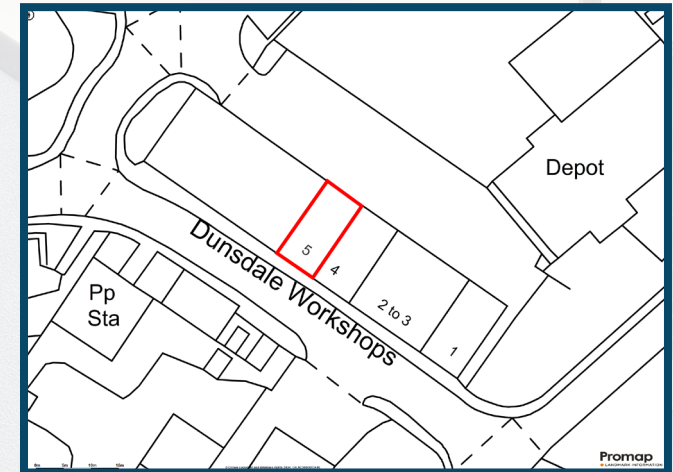
Strictly by arrangement with the agents.

**REFERENCE:**

ESA3239

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**IMPORTANT NOTE**

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