



FALCONER

PROPERTY CONSULTANTS

**OFFICE,
STATION ROAD,
EARLSTON,
TD4 6HU**

TO LET

- 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
- STORAGE AVAILABLE



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 it's junction with Station Brae.

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. Storage available on negotiation.

PROPOSAL

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

RATING

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



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.

VAT

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





DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published November 2022.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

SANDY FALCONER

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