FOR SALE

MULTI LET OFFICE / WORKSHOP

GRAHAM SIBBALD

The Old Dyehouse Offices, Riverside Mills, Dunsdalehaugh, Selkirk, TD7 5EF

- Situated with Riverside Mills Industrial Estate
- Income producing asset. Further information available upon request
- Close vehicular access to A7
- Offers over £150,000 (exclusive of VAT)

LOCATION

Riverside Mills lie towards the northern edge of Selkirk in an area of town which has been zoned for the safeguarding of employment land in the Scottish Borders Local Plan adopted in 2008. The Old Dyehouse offices themselves lie on the southeast edge of Riverside Mills, adjacent to Dunsdalehaugh.

Selkirk is one of the main towns in the central Scottish Borders. The town lies in the valley of Ettrick Water and the Riverside area, in which Riverside Mills sit, has undergone a good deal of redevelopment in recent years. This is continuing. The nearby Ettrick Riverside development is a project which has been/is undertaken by Scottish Enterprise.

Selkirks town centre lies to the southwest of, and uphill from, the offices and the nearby A7 provides good vehicular access both north to Galashiels and Edinburgh and south to Hawick and the northwest of England. Nearby properties are generally in a mix of commercial and industrial uses. Occupiers include Oregon, Rembrand and Eildon Housing Association.

DESCRIPTION

The subjects is a traditional B-listed two storey building with a single storey lean-to building at its northwest end. The building is attached to a neighbouring, and separately owned, section of Riverside Mills by a suspended structure at first floor level.

The original building appears to date from the 19th century, the lean-to and suspended first floor offices have apparently been added in the 20th century. Main walls are largely of stone construction, the suspended first floor offices and lean-to extension having rendered brick/ block walls. The roof is generally pitched, timber framed and slated, the suspended first floor offices having a flat, felt and gravel covered roof.

Internally, the property is subdivided to provide a range of lettable office suites accessed in the main via the pedestrian access door to the rear (south elevation). We understand there are approximately 6 dedicated car spaces that are contained within the title and there is a right of access around the full perimeter of the building.

ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate net internal areas:

AREAS / FLOOR ETC	SQ M	SQ FT
Ground Floor	310	3,337
First Floor	183	1,974
Total	**493**	**5,311**

The offices are currently subdivided into sizes ranging from 84 sq. ft to 457 sq. ft.

LEASE

We understand the property is incoming producing, with a number of relatively informal leases in place.

PRICE

Our client is inviting offers over £150,000 (exclusive of VAT).

RATEABLE VALUE

The office suites will need to be reassessed upon entry. All individual suites qualify for 100% business rates relief under the small business bonus scheme.

EPC

Available on request.

LEGAL COSTS + VAT

Each party is to pay their own legal costs and the purchaser will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

All prices are quoted exclusive of VAT. Which maybe charged at the prevailing rate.

To arrange a viewing please contact:

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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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6. Date of Publication: March 2026