Ryden

TO LET

INDUSTRIAL / WAREHOUSE PREMISES

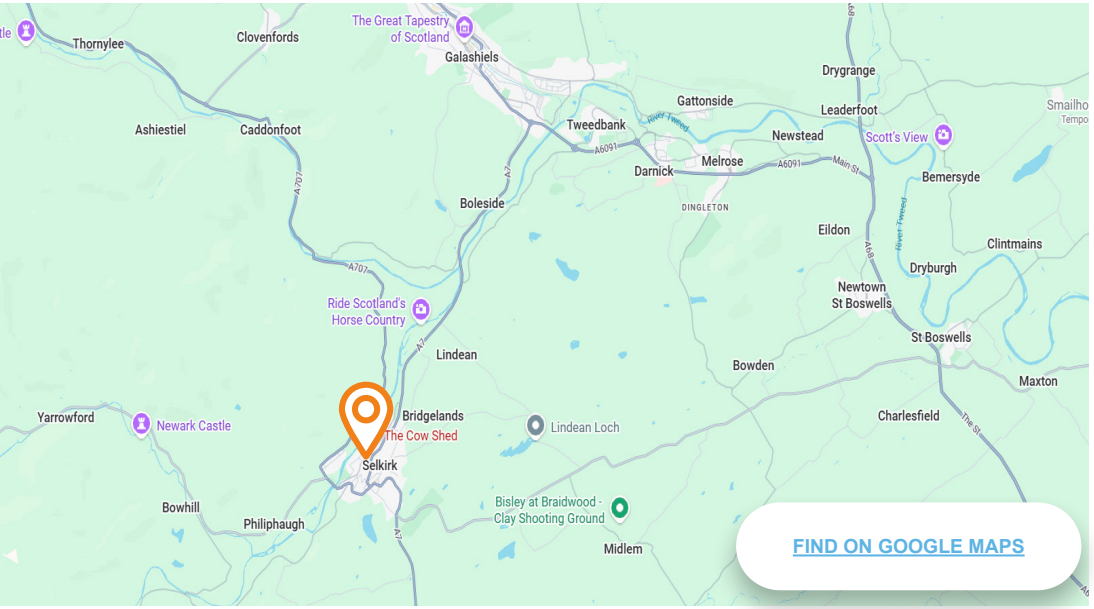
336 SQ M (3,617 SQ FT)



THE COWSHED
DUNSDALE ROAD
SELKIRK
TD7 5DZ

- SUITABLE FOR A VARIETY OF USES
- FLEXIBLE LEASE TERMS
- AMPLE YARD / PARKING AREA
- MODERN SPECIFICATION
- AVAILABLE IMMEDIATELY





LOCATION

The property is located on the northern side of Selkirk within the Riverside area of the town. The Riverside area of Selkirk is predominantly occupied for employment uses falling within Classes 4, 5 and 6 of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Selkirk town lies between Galashiels (seven miles north) and Hawick (eleven miles south). Selkirk is conveniently situated to serve the other main towns within the Scottish Borders with good road links via the A7 arterial route.

The area is now considered one of the region's main commercial centres having benefited from significant investment from both the private and public sectors in recent years following the decline of the textile industry.

DESCRIPTION

The subject comprises of a standalone, modern, three-bay commercial unit with communal yard and parking facilities. The building is of steel portal frame construction with profile metal cladding and benefits from translucent roof panels. Commercial access is provided via electric roller shutter door to the front elevation with clearance dimensions of 3.67 m high by 3.67 m wide.

Internally, the unit has concrete floors and benefits from 3-phase power, LED lighting, WC's, office space at ground and mezzanine level.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practise (6th Edition) to provide a gross internal area of 336 Sq M (3,617 Sq ft).

LEASE TERMS

The property is available on a Full Repairing and Insuring lease at an annual rent of £27,000 for a term to be agreed. Further information is available from the sole letting agents.

BUSINESS RATES

All information on Business Rates be found at https://www.saa.gov.uk/

We recommend that any interested party make their own enquiries with the local assessors regarding any rates relief.

We are advised by the local Assessor the property currently has a Rateable Value of £16,700 which results in rates payable (2025/26) of approximately £8,300 per annum.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

VAT

VAT is applicable for this property

LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon.

ANTI MONEY LAUNDERING

A legally binding contract entered into as set out in the Heads of Terms will be subject to the counterparty satisfying Ryden's requirements in relation to Anti-Money Laundering Regulations.

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GET IN TOUCH

Please get in touch with our agents for more details.

Leo Masson
T 07425 320 611
E leo.masson@ryden.co.uk

Ryden
7 Exchange Crescent
Conference Square
Edinburgh
EH3 8AN

ryden.co.uk

Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identif ying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspect ion or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **NOVEMBER 2026**