



# FOOD PRODUCTION FACTORY

STATION ROAD, DUNS INDUSTRIAL ESTATE, DUNS, SCOTTISH BORDERS, TD11 3HS

**ALLIED**  
SURVEYORS  
SCOTLAND

**FOR SALE**



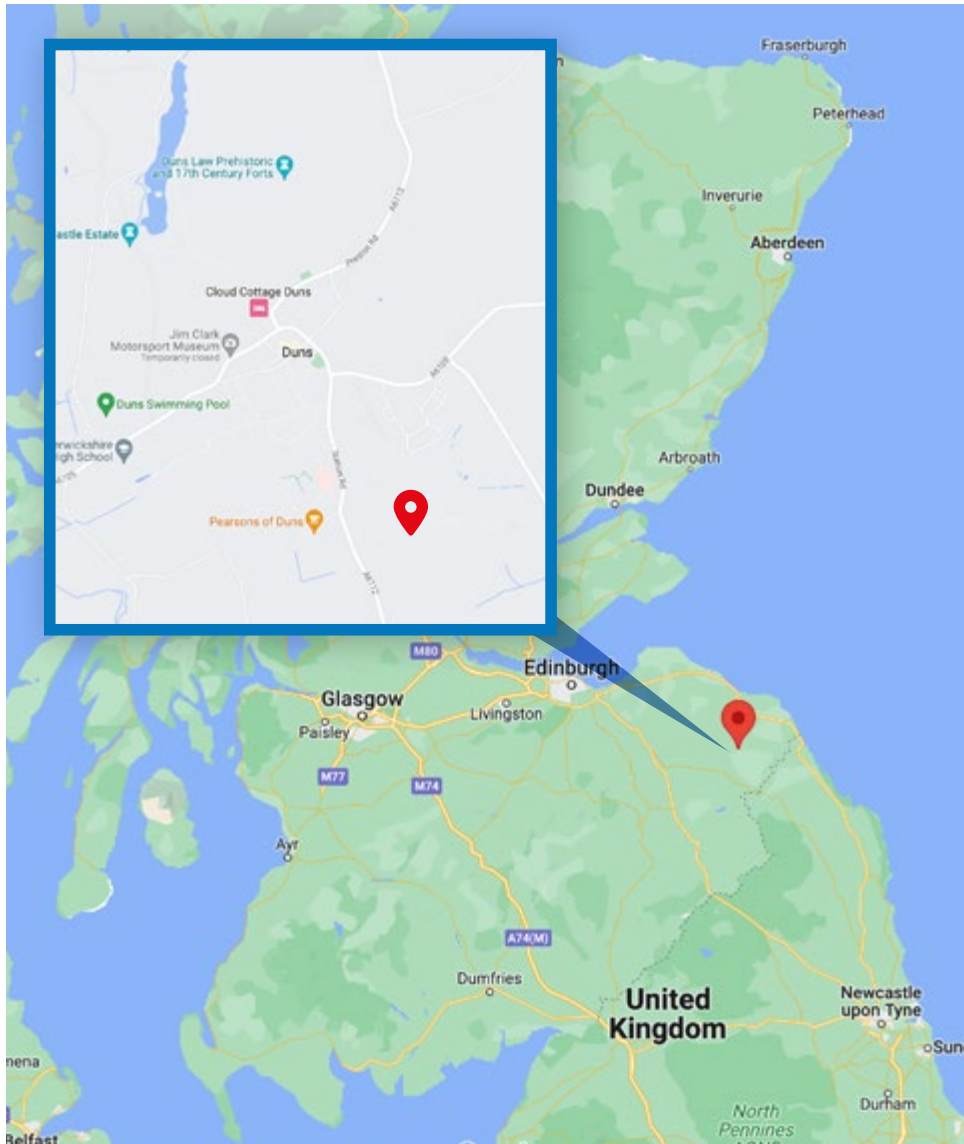
# FOR SALE



- ✔ High quality, food production factory in the Scottish Borders town of Duns
- ✔ Situated in an established industrial estate 5 minutes from town centre
- ✔ 45 miles south-east of Edinburgh and 15 miles west of Berwick-upon-Tweed
- ✔ Would suit owner occupier/ redevelopment potential
- ✔ Total Gross Internal Area approximately 720.62 sq m (7,756 sq ft)
- ✔ Inviting offers over **£390,000** ex VAT



# LOCATION



The town of Duns is located in the Scottish Borders approximately 45 miles south-east of Edinburgh. It is a traditional market town providing a good range of local facilities and services including primary and secondary schooling, a variety of independent shops, banks, pubs and restaurants.

It benefits from being within 10 miles of the A1 trunk road, the principal route connecting Scotland and England, and 15 miles north-west of Berwick-upon-Tweed. East Coast mainline rail services are available from Berwick or Reston.

Station Road is less than 1 mile south of the town centre. The subjects are situated in Duns Industrial Estate – an established industrial location with occupiers including: Farne Salmon & Trout, Harbro Country Store, Redpath Tool Hire and Cheeklaw Garage.

# DESCRIPTION



The subjects comprise a stand-alone, single storey food processing factory of steel portal frame construction, lower course blockwork infill with metal corrugated style cladding and a shallow pitched roof.

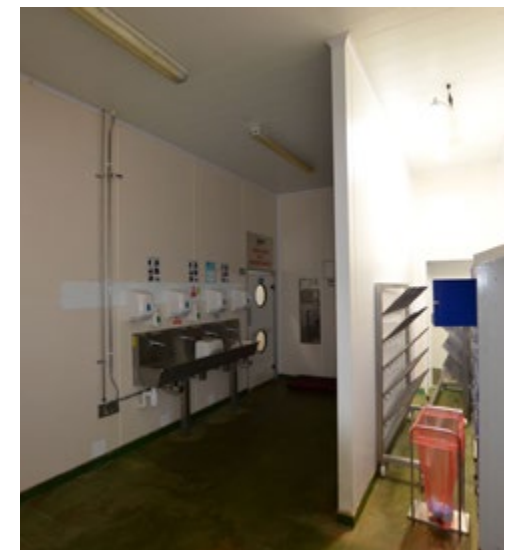
Internally, the unit comprises a high specification food processing factory arranged around a central and open plan food preparation area. The dispatch chill area, wash up area, flash heat removal, packaging store, smoke room and various stores are located off the main prep area.

The property benefits from three roller shutter access points for goods in and good out whilst there are high and low risk staff changing facilities alongside a core of toilet and shower facilities.

The flooring is concrete incorporating drainage channels and anti-slip floor screed. The walls and ceilings are insulated lined to form an inner box suitable for food processing. Lighting is by ceiling mounted fluorescent LED fittings.

The plot on which the building and car park stands extends to approximately 0.97 acres. On the west elevation there is an area of level grassed land which may offer further expansion/development potential.

There are 33 car parking spaces and 1-1 two EV car charging points.



# ACCOMMODATION



According to our recent measurement survey the premises contain the following approximate gross internal area:

**720.62 sq m (7,756 sq ft)**



# PICTURE GALLERY



## Terms

Our client is seeking Offers Over £390,000 (THREE HUNDRED AND NINETY THOUSAND POUNDS) for the benefit of the heritable interest.

## User Restriction

Our client will not consider offers from buyers looking to use the facility for fish processing.

## Tenure

Heritable (Scottish equivalent of freehold).

## Town Planning

We understand the property is currently used as a food production factory falling under Use Class 5 (General Industrial) of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Interested parties are invited to make their own enquiries with the planning department of Scottish Borders Council.

## VAT

We understand the property is not opted for tax purposes and as such VAT will not be applicable.

## Utilities

The property is served by a three-phase electricity supply along with water and gas connections.

## Rateable Value

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £36,900 which is due to increase to £42,600 effective 1st April 2023. The uniform business rate for the current year is £0.494 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

## Energy Performance Certificate

The EPC rating is pending.

A copy of the recommendation report is available on request.

## Legal Costs

Each party shall bear their own legal costs with the eventual purchaser liable for any Land and Building Transaction Tax (LBTT) and Registration Dues.

## Anti-Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

## Viewing and Further Information

By appointment through the sole agent, Allied Surveyors Scotland plc.

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