



**ALLIED  
SURVEYORS  
SCOTLAND**

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[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)



**FOR SALE**

Office/Laboratory Building, Station Road, Duns Industrial Estate, Duns, Scottish Borders, TD11 3HS

- ✔ Detached, office/laboratory building with small yard and parking
- ✔ Situated in Duns Industrial Estate, 2 minutes from town centre amenities
- ✔ Approximate Net Internal Area of 108.6 sq m (1,168 sq ft)

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



# ALLIED SURVEYORS SCOTLAND

## LOCATION

The town of Duns is located in the Scottish Borders approximately 45 miles south-east of Edinburgh. It is 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 single storey, detached office/laboratory building constructed beneath a pitched and slate roof with a roughcast exterior and lower course brick.

Internally, the premises is arranged into a number of rooms including a staff changing area, canteen/kitchen, store and office. The property is in good order throughout with painted plasterboard walls, ceiling mounted LEDs and vinyl floor coverings.

There is a small yard/compound on the building's eastern frontage with car parking spaces on the building's periphery.

## ACCOMMODATION

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

108.6 sq m (1,168 sq ft)

## PRICE

Our client is seeking offers over £85,000 for the benefit of the heritable interest.

## TENURE

Heritable (Scottish equivalent of freehold).

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is **B**.

A copy of the recommendation report will be made available on request.

## 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 £6,700. This is due to rise to £7,700 effective from 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

## UTILITIES

The property is served by mains electricity and water connections.

## LEGAL COSTS

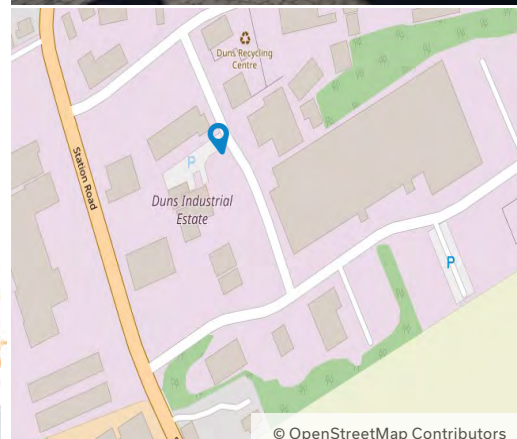
Each party shall bear their own legal costs in the transaction with the eventual purchaser liable for any Registration Dues or LBTT thereon.

## 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.

## ENTRY

Upon completion of a formal missive under Scots Law.



## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland plc.

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