

**Peebles**

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**Offers over £350,000**

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## **3 ROWAN COURT**

CAVALRY BUSINESS PARK, PEEBLES, SCOTTISH BORDERS, EH45 9BU

# 3 ROWAN COURT

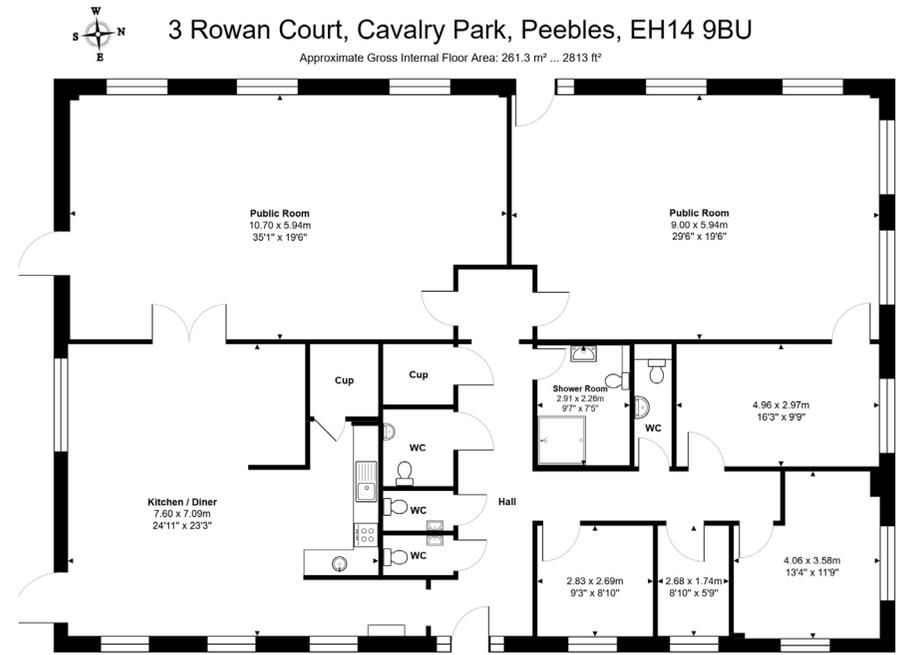
CAVALRY BUSINESS PARK,  
PEEBLES, SCOTTISH BORDERS,  
EH45 9BU

The subjects comprise a detached, single storey office pavilion of timber frame construction with a masonry and render exterior finish. The roof is pitched and tiled and windows are double-glazed.

## Accommodation Comprises:

- Single storey office pavilion with 11 car parking spaces
- Benefits from planning consent for additional 1,421 sq ft of office space in the attic
- Situated in an established and attractively landscaped business park
- Located 25 miles south-east of Edinburgh via the A703
- Extends to an approximate net internal area of 217.36 sq m (2,340 sq ft)
- Offers over £350,000 invited for the heritable interest





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



**LOCATION**

The market town of Peebles is situated in the Scottish Borders approximately 26 miles south-east of Edinburgh via the A703. It is well connected by public transport to surrounding borders towns.

Cavalry Park is an established business park located over the River Tweed approximately 0.5 miles to the south of the town centre. It is home to multiple occupiers including accountants, surveyors, dentists and workshops benefiting from ample parking and landscaped grounds.

Local amenities are available on Peebles high street where there is a wide range of independent shops, national retailers, bars, hotels and restaurants.

**DESCRIPTION**

The building offers modern office space and provides a large kitchen and dining room, lounge, conference/training room, therapy room, sensory room, management office, comms cupboard with multiple WCs in the central core. The office space benefits from perimeter data trunking, LED lighting, carpet floor coverings, gas central heating and is generally in good order throughout. There is ramsay ladder access to the attic which is floored in part. To the front of the property is 11 allocated parking spaces. In addition, there is the use of land to the rear shared with adjoining occupiers.

**ACCOMMODATION**

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

217.36 sq m (2,340 sq ft)

There is planning consent for an additional 4 office suites, extending to approximately 1,421 sq ft, by creating a new first floor in the attic space accessed via a new staircase to the rear of the property.

**PRICE**

Our client is seeking offers over £350,000 for the benefit of the heritable interest in the subjects.

**TERMS**

Heritable (Scottish equivalent to English freehold).

**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 £25,750. The uniform business rate for the current year is £0.498 pence in the pound.

**TOWN PLANNING**

The subject is suitable for office use compliant with Class 4 (Business).

The property is sold with the benefit of planning consent granted in 2021 to change the use of the ground floor to Class 10 (non-residential institutions) and create 4 additional offices in the attic space. Consent was granted on appeal in 2021 and details of the consent can be viewed under references: 21/00486/FUL and appeal reference 21/00015/RREF.

**UTILITIES**

The property is served by mains gas, electricity and water.

**ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Certificate rating is pending. A copy of the recommendation report is available on request.

**VAT**

We understand the property is opted for VAT. The property can be sold with vacant possession or with the current lease in place as a going concern.

**LEGAL COSTS**

Each party shall bear their own legal costs 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.

Interested in this property?  
**Peebles**  
Call 01721 723999

23 Northgate,  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
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Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868

**Viewing and Further Information**

Viewings can be booked via Allied Surveyors or Cullen Kilshaw,



Contact:  
**0131 357 4455**

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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.