SITE FOR SALE

PROMINENT DEVELOPMENT OPPORTUNITY

SUITABLE FOR A RANGE OF COMMERCIAL USES*

2.3 HA / 5.68 ACRES APPROX

*subject to planning consent
LOCATION
Galashiels is located in the Scottish Borders, approximately 32 miles south of Edinburgh and 60 miles north of Carlisle. The town has a residential population of approximately 14,000 persons and is the principle town in the region, serving a wider population of 110,000.

The development site is located approximately 2.9 miles east of Galashiels town centre, fronting the A6091 and Tweedbank Drive. It forms part of the established Tweedbank Industrial Estate.

Tenants in the estate include Magnet Kitchens, Adam Purves Mitsubishi, Ceta Engineering, Panton McLeod and Tweedbank Outdoor Sports Centre.

The new Tweedbank Borders Railway station is located approximately 0.4 miles from the subject site and provides a half-hourly service to Edinburgh Mon-Sat and an hourly service on Sundays.

DESCRIPTION
The site extends to approximately 5.68 acres (2.3 ha) approx.

PLANNING
The subject site is located within a designated 'business and industrial land' zone and is suitable for a range of commercial uses. Further details available on request.

INTIMATION OF INTEREST
Interested parties are advised to note their interest in writing to the sole selling agents in order to be advised on any closing dates which may be set.

PURCHASE TERMS
Offers are invited for the seller’s 999 year lease (which will automatically convert to heritable title (freehold) on 28/11/2015 under the terms of the Long Leases (Scotland) Act 2012). Proof of funding will also be required to accompany any offer submitted.

LEGAL COSTS
Each party to be responsible for their own legal costs incurred during the transaction with the purchaser responsible for any Land and Buildings Transaction Tax or VAT or registration dues incurred thereon.

FURTHER INFORMATION
For further information please contact the sole selling agents Eric Young & Co - 0131 226 2641.

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