



WORKSHOP / STORE, 17 BLACKBULL STREET, DUNS, TD11 3AR.

- Workshop / Storage
- Electric Roller Door
- Stone Built / Slate Roof
- Approx. 120m² Floor Area
- Town Centre Location
- Covered/Gated Passage

OFFERS OVER £45,000

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MELROSE & PORTEOUS
SOLICITORS & ESTATE AGENTS
www.melroseporteous.co.uk

47 Market Square, Duns,
Berwickshire, TD11 3BX.
Tel: 01361 882752
Fax: 01361 883136
DX 556521 DUNS

LOCATION

Situated in Duns close to the town centre. The vibrant and picturesque town of Duns close to the A1 and just 45 miles from Edinburgh. Boasting many great attractions nearby including the 14th century Duns Castle, which is now a wedding venue and Manderston, an opulent Edwardian country house with its famous silver staircase and gardens that are open to the public. Duns has a good selection of shops and a great variety of recreational facilities. Other amenities include a medical centre, fully modernised primary school opened in 2018 and a modern state-of-the-art High School. Duns is served by good road links to the other main Scottish Border towns and 15 miles away from the East Coast railway station in Berwick-Upon-Tweed with excellent links to Edinburgh and London.

DESCRIPTION

A stone-built workshop under a slate roof set over two floors with the ground floor workshop having an electric roller garage door and the first floor having substantial storage space as well as a sectioned off area which provides a small office. The side covered passage is gated with double timber doors, which allows access to the neighbouring garden, but would be ideal for parking a vehicle. The property would be ideal for tradesmen as a workshop/store or may be even suitable for change of use to residential (subject to liaising with the local authorities to obtain relevant permissions). Extending to approx. 120m² internal floor area.

RATEABLE VALUE

The rateable value has been assessed to £1600 effective from 01 April 2017

Small Business Bonus Scheme in Scotland provides rates relief to help small business and at the moment there is a 100% exemption on properties with a rateable value up to £15,000

It is proposed that these benefits will stay the same in 2019-20. Further details are available from Scottish Borders Council.

TENURE

Absolute Ownership

VALUE ADDED TAX

Any purchaser must satisfy themselves independently as to the instances of VAT in respect of any transaction

VIEWING

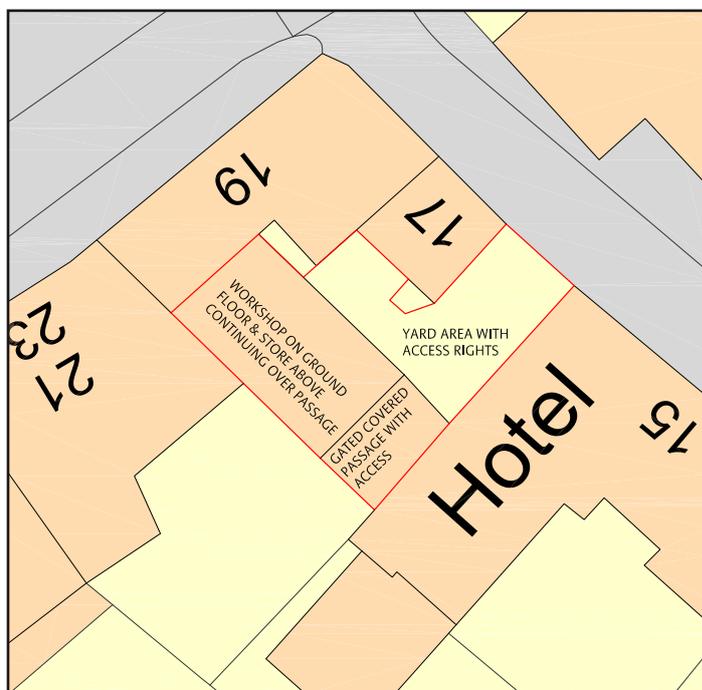
By appointment with Melrose & Porteous Tel: 01361 882 752

SURVEY/ENTRY

By mutual arrangement. Home report available. Additional arrangements through agents

Offers should be submitted to Melrose & Porteous Limited, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 5565221 DUNS)

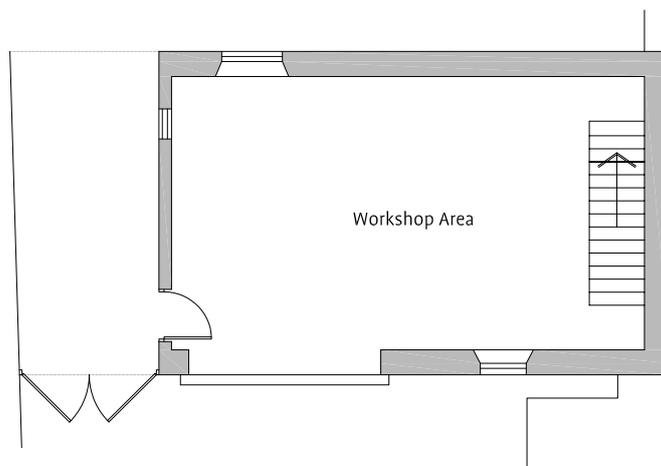
Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.



FLOOR PLANS OF WORKSHOP / STORE 17 BLACKBULL STREET, DUNS, TD11 3AR



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Please note this is only for reference and not to scale