

**Hawick**  
Call 01450 372336

 **CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**Commercial Premise, The Garage  
Lillesleaf, TD6 9JA**



Located within the tranquil Borders village of Lilliesleaf, The Garage presents an excellent opportunity for a range of commercial operators seeking a generous level of accommodation and room for future development.

The property currently forms a MOT and vehicle repair garage, the only business of its kind in the village. The accommodation has been altered and extended over time, to incorporate additional operational space and currently extends to an approximate 229 sqm.

The main workshop comprises of an open-plan vehicle repair area, a vehicle lift, and an inspection pit. To the rear there is a small storage extension, a side store as well as WC facilities. The property also benefits from a kitchenette, as well as a front office space. To the front and side, there is a tarmac forecourt, together with a double garage block. Generally, the property is presented to the market in fair operational order, commensurate with age.

## Development Potential

The property was previously subject to a planning application to demolish the existing garage workshop and erect two dwellinghouses, with the application ultimately having been withdrawn. The subjects are set within what is a predominantly residential focused setting and would be suited to a residential conversion, subject to all of the necessary local authority consents and approvals being obtained.

### Situation

The property is set within the highly sought after village of Lilliesleaf, which offers a range of local facilities, including primary schooling. The village is well placed for travel to many of the surrounding towns and villages of the region, along with several of its major employers, and there are numerous activities on hand for those with an interest in country pursuits. The Borders region as a whole is becoming increasingly popular with the commuter preferring a more tranquil way of life, as Edinburgh city centre can be reached in around an hour or so by car, and those who desire a second home for holidays and or as a weekend retreat also seek it out.

### Viewings

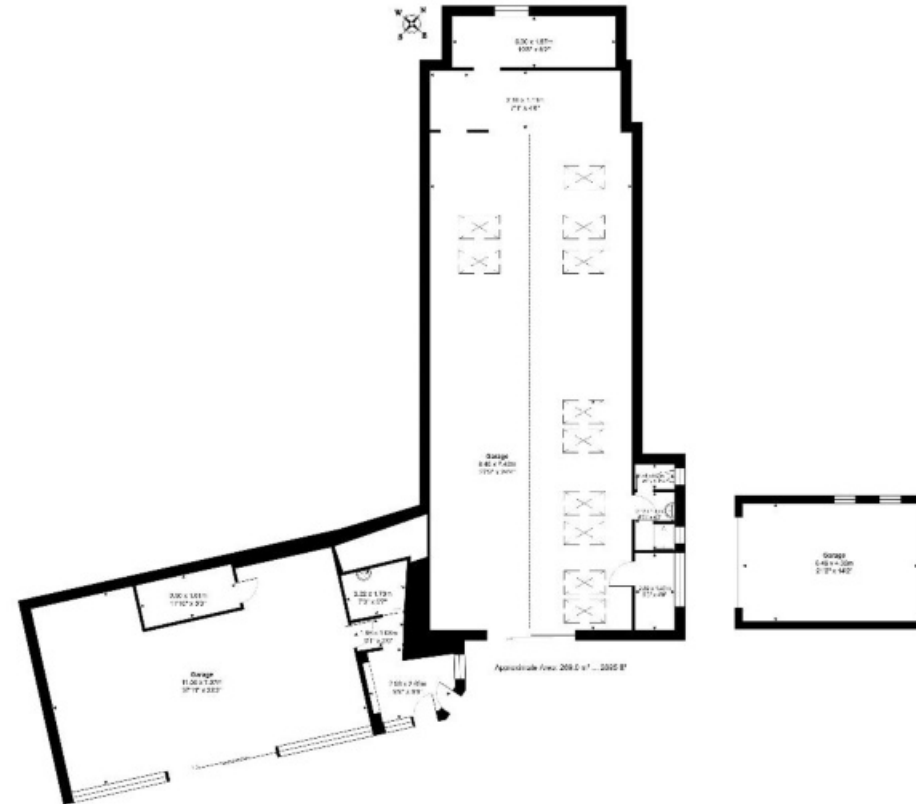
Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

### EPC

Pending

### The Garage, Lilliesleaf, TD6 9JA

Approximate Gross Internal Floor Area 206.0 m<sup>2</sup> - 2185 ft<sup>2</sup>



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.

PROPHOTO

### Rateable Value (RV)

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)), the subjects have been entered into the valuation roll at £4,200. The uniform business rate for the current year is £0.49 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme (SBBS), if the combined rateable value of all their business premises in Scotland is £35,000 or less. Further enquiries should be made with the local authority to establish eligibility.

### Services

Mains electricity, water and drainage.

### Price and VAT

The premises are marketed for sale at offers in the region of £100,000 and offers should be submitted to the selling agents. We understand that the property is not opted for VAT.

Interested in this property?

**Hawick**

**Call 01450 372336**

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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

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Kelso,	Tel 01573 400 399
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Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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.