



HASTIN & S  
LEGAL

Langbrae,

Newtown St Boswells , TD6 0PL

Offers Over £150,000



An Opportunity To Acquire Two Adjacent Industrial/Workshop Properties With Associated Yard, Offering Potential For Redevelopment, Or Investment, Subject To Appropriate Consents.



## LANGBRAE

The site comprises two separate single-storey industrial units situated within a yard. Both units provide flexibility for suitable use as workshop, storage or light industrial use. Workshop with mechanical pit. GIA: 189.73 m<sup>2</sup> / 2,042 sq ft. A detached, single storey workshop/garage unit of brick and block construction, featuring concrete floor incorporating a mechanical inspection pit, stud partitioned office, WC, two timber vehicle access doors and separate pedestrian access. Services - Electricity, mains water and drainage. Basic workshop/outbuilding GIA: 108.54m<sup>2</sup> / 1,168 sq ft. Located to the rear of the site, this single-storey building is of concrete frame construction and features basic fit out with concrete floor and panel walls, high level windows along roadside elevation, no utility connections.

## LOCATION

Newtown St Boswells is a well-connected village in the heart of the Borders; within easy commuting distance of Edinburgh and nestled just below the Eildon Hills. The Scottish Borders Council Headquarters are within walking distance, as well as a variety of local shops and amenities, with larger shopping facilities at Galashiels some six miles distant. Newtown benefits a local Primary School and is in the catchment for the well regarded secondary at Earlston. The property is ideally placed just off the A68 and well connected to take advantage of the Border Railway, with nearby Tweedbank Station just 10 minutes from the property.

## HIGHLIGHTS

- Two separate single storey industrial units
- Flexible use
- Development potential
- Central location

## RATES

Rateable Value for 2025/26: £6,900.

## VIEWING

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## PRICE & MARKETING POLICY

Offers over £150,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.