



01896 808 777



enquiries@jamesagent.co.uk



www.jamesagent.co.uk



## Studio 3 The Haining Coach House, Selkirk, TD7 5LR

### £500 Per month

Studio 3 is a fantastic commercial art studio / office space located in a Grade A listed courtyard within the very heart of the beautiful Haining Estate in Selkirk.

The Grade A-Listed coach house was converted into six bespoke commercial premises in 2013 forming a very unique opportunity for local businesses and artists to form part of the Haining Estate's rich history. Studio 3 has a very adaptable layout which may suit many different uses such as creative, office, retail or light commercial uses (subject to change of use if required).

Internally there is a modern open plan layout featuring a large workspace, kitchenette, accessible WC and first floor mezzanine area.

The property benefits from mains water, gas central heating, double glazing and modern electric including CAT5 network cabling.

Utilities are provided via The Haining Estate, currently set at a rate of £125 + Vat per month which includes electricity and gas central heating.

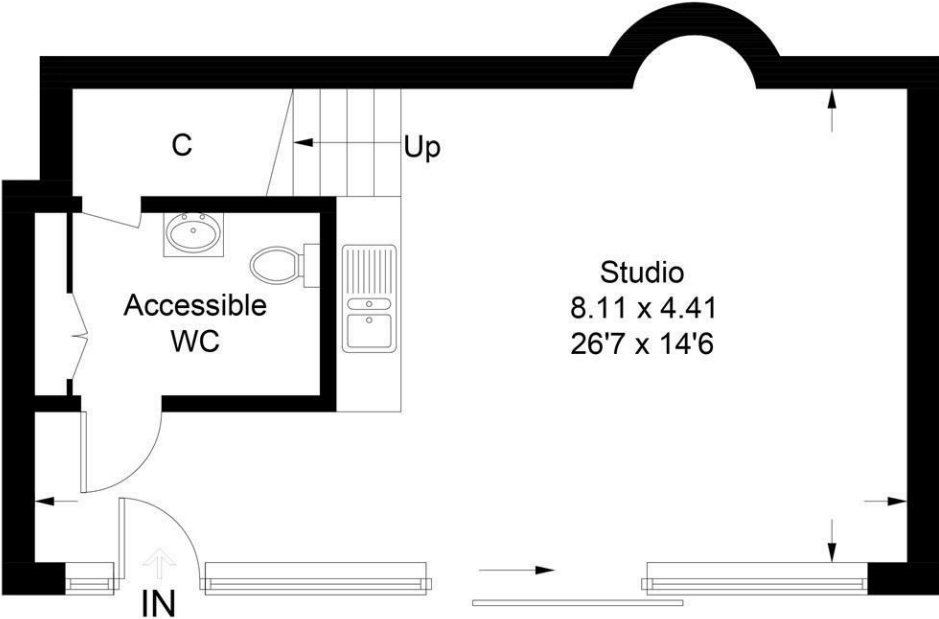
Rateable value - £3,900 PA



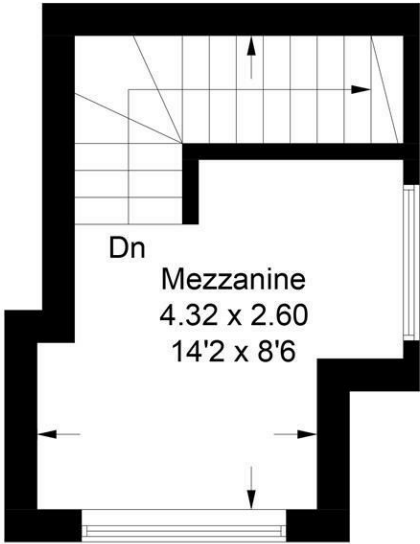
Floor Plan

Studio3, The Haining Stables, Selkirk

Approximate Gross Internal Area = 48.9 sq m / 526 sq ft



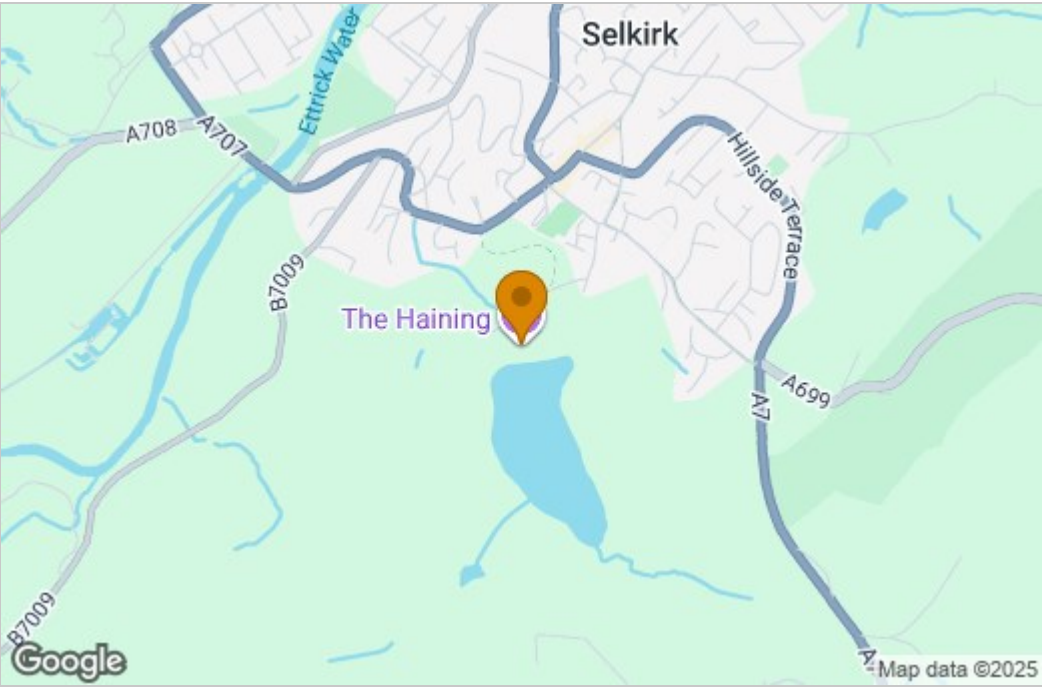
Ground Floor



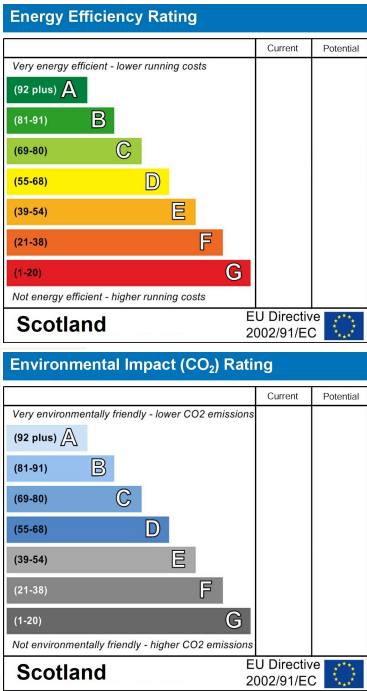
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1229990)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.