

FOR SALE
RETAIL PREMISES

**GRAHAM
SIBBALD**



**Bank House, 1 East High Street,
Lauder, TD2 6SS**

- Prominent ground floor Class 1A commercial property within Lauder town centre
- Suitable for a range of retail and professional service uses, or development (STP)
- Attractive former Bank House extending approximately 109 sqm (1,174 sq.ft)
- Located on the main thoroughfare, benefiting from good visibility and passing trade
- Offers over £105,000 (exclusive of VAT)

LOCATION

Bank House is located within the town of Lauder, a Borders settlement with a population of approximately 1,700, situated around 27 miles south-east of Edinburgh. The town benefits from good connectivity via the A68, a principal route linking Edinburgh with the Scottish Borders and onward to England.

The property occupies a prominent position on the town's main thoroughfare, benefiting from strong visibility and passing trade, with nearby occupiers including The Black Bull Hotel, Firebrick Bakery and Alphega Pharmacy, as well as popular cafés such as The Spotty Dog and Flat Cat Gallery.

Historically, Lauder developed around the Leader Water, a tributary of the River Tweed, as an agricultural and trading settlement, later evolving into a well-established market town serving the wider catchment area and retaining much of its traditional character today.



The town benefits from a steady level of visitors, supported by attractions such as Thirlestane Castle and events including the annual Borders Common Riding. The surrounding area is also popular with walkers, with established routes in close proximity, contributing to seasonal trade within the town centre.

DESCRIPTION

The subjects comprise a prominent ground floor Class 1A unit forming part of a C-Listed traditional stone-built property. Formerly the town's bank, the building has since been converted to provide commercial space at ground floor level, with separately owned residential accommodation above.

Internally, the layout provides main rooms to the front, with a kitchen and ancillary rooms to the rear, together with male and female W/C facilities. This remains in line with its former residential usage. The property benefits from gas central heating and a number of attractive original features, including decorative corning, along with a mix of solid stone and suspended timber flooring throughout. In addition, there is a basement providing further storage space.

The property is suitable for a range of retail and professional service uses, offering flexible accommodation that could suit a variety of occupiers. There is also scope to convert this back to a residential property subject to necessary consents.

ACCOMMODATION

The subjects have been measured in accordance with information provided by the Scottish Assessors Association on a Net Internal Area (NIA) basis:

Floor	SQ.M	SQ.FT
Ground	93.75	1,009
Basement	15.36	165
Total	109.11	1,174

EPC

Available on request.

PRICE

Offers over £105,000 (exclusive of VAT)



RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £8,100 based on the revaluation effective April 2026.

LEGAL COSTS + VAT

Each party has to bear their own legal costs.

Bank House East High Street, Lauder

GROSS INTERNAL AREA APPROX 123m² (1324sqft)
FOR IDENTIFICATION ONLY - NOT TO SCALE
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Ground Floor

To arrange a viewing please contact:



CORANN HENDERSON

Surveyor

corann.henderson@g-s.co.uk

07776 844 275

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1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: June 2026

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