FOR SALE/ MAY LET

CLASS 4 PREMISES

- Located in Galashiels, Scottish Borders
- Offers over £220,000
- Rent on application
- Centrally located on a corner site, benefitting from a return frontage
- Opportunity to lease or purchase in whole or part
- Detached building with adaptable accommodation, suitable for a variety of occupiers subject to consent
- Premises extends to 473. 77 sqm (5,099 sqft)
- Benefits from metal roller security shutters on all ground floor street facing windows

Virtual Tour

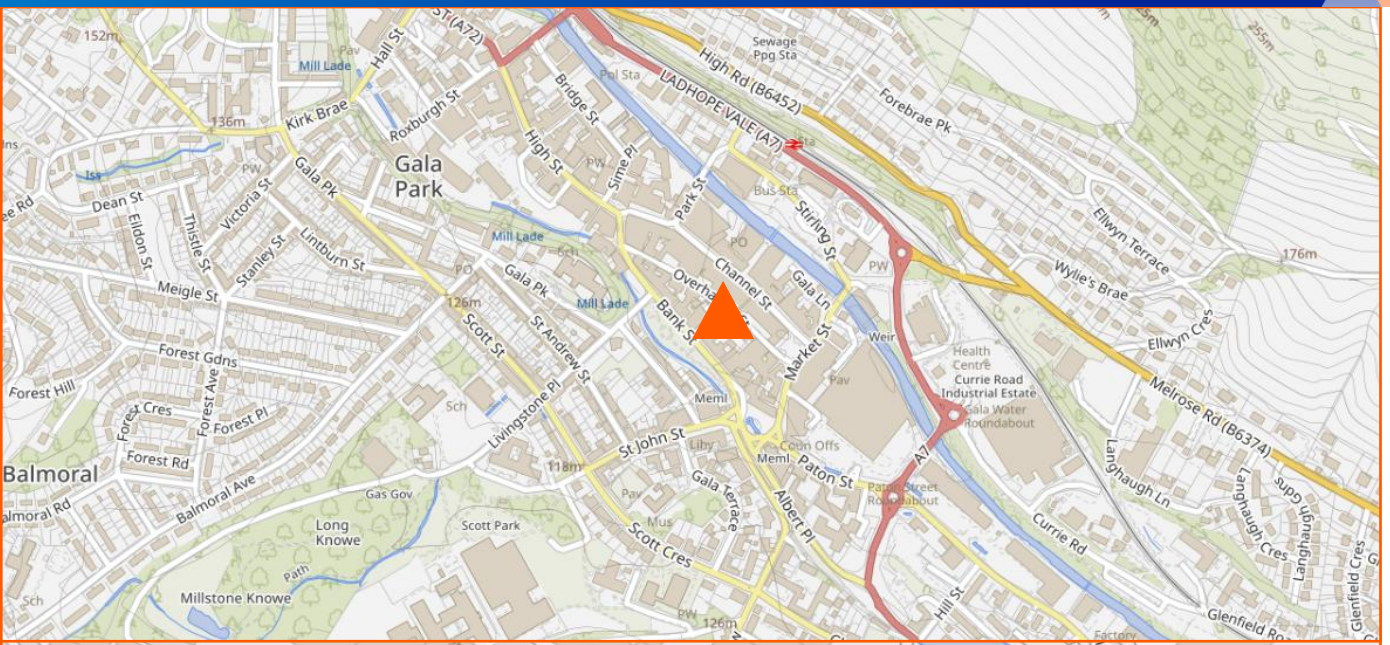


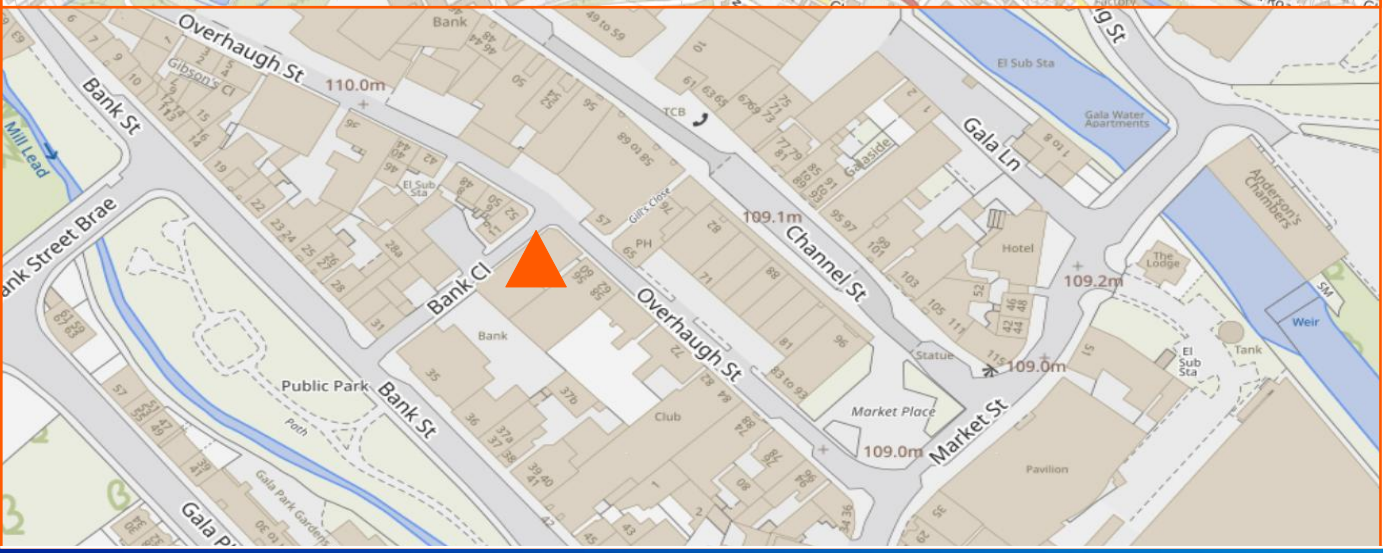
BANK CHAMBERS, BANK CLOSE, GALASHIELS, TD1 1BG

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SHEPHERD COMMERCIAL

Location





Rarely available leasehold or freehold opportunity in the Scottish Borders

What 3 Words

Location

Galashiels is an established Borders town, strategically positioned on the A7 trunk road providing a key north–south route between Edinburgh, Hawick and the English border. The town is approximately 30 miles south of Edinburgh and 5 miles north of Selkirk, making it an important commercial and service centre for the wider Borders area.

The subject premises occupy a prominent position on the north side of Bank Close, at the corner of Overhaugh Street. The property is situated within an established secondary commercial location, immediately to the rear of Channel Street and Bank Street, which form part of the town's principal commercial area.

The location benefits from convenient access to the town centre and its established range of retail, commercial and service facilities.

Description









Descriptions

The subjects comprise a Class 4 premises arranged over the ground, first and second floors of a three-storey brick built cornered positioned property.

Previously utilised as a solicitor's office, the accommodate comprises a welcoming entrance reception with offices, storerooms, and wc facilities at ground floor level. The first-floor level comprises further office rooms, kitchen facilities and single wc. The second floor, which has two distinct sections comprises further office rooms, stores and wc facilities.

The accommodation benefits from an adaptable configuration, providing scope for a range of potential occupiers and professional or business uses. The property offers an opportunity to create a modern and collaborative workspace, subject to any necessary planning permissions and statutory consents.

Accommodation

Description	m^2	ft^2
Ground Floor	201.15	2,165
First Floor	198.31	2,134
Second Floor	74.61	800
TOTAL	**474.07**	**5,099**

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

The Detail

Price

For Sale: Offers over £220,000

To Let: Rent on application.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £23,750 which will result in rates payable of £11,423 subject to the tenants/purchasers other commercial properties, if any.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is elected for VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.





Get in Touch

For further information or viewing arrangements please contact the sole agents:

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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