

Bank Street, Galashiels, Selkirkshire, TD1 1EP

Former Public Conveniences

Approx. Gross Internal Area: 35 sq m (379 sq ft)

For Sale: Offers Over £15,000

Edwin
Thompson





BRIEF RESUME

- Surplus Public Conveniences
- A Range of Potential Uses , Subject to Planning
- Potential Café/ Kiosk/ Retail/ Micro Office/ Studio
- Approx GIA 35.20 sq m (379 sq ft)

DESCRIPTION

The subject comprises a ground floor, former public conveniences occupying a site between Bank Street Gardens and The Volunteer Hall. The unit is of a block-built cavity construction with a brick faced outer leaf. The pitched roof surface is clad in slate incorporating glazed roof lights. Rainwater goods are of cast-iron specification. Externally the building has a good central location and fronts onto St John Street.

LOCATION

Galashiels is situated within the Central Scottish Borders. Galashiels is generally considered to be the principal administrative, retail and social centre for the region effectively serving a population of in excess of 115,000. Galashiels and District has a population of approximately 14,970 according to the 2021 Census, a slight increase of that recorded at the 2011 Census (14,590).

There is a significant student population within the town with campuses of Heriot Watt University and Borders College. Borders General Hospital also has close training ties with a number of the Edinburgh universities.

In recent years Galashiels has benefitted from considerable public and private investment. Developments have included the Gala Water Retail Park, two new supermarkets to the east of the town centre, significant transport infrastructure works including the Galashiels Inner-Relief Road. In addition, the Borders Railway Link was completed in 2015 re-established passenger services between Edinburgh Waverley and the Central Borders.

The journey time from Galashiels to Edinburgh City Centre is approximately fifty-five minutes, with departures every thirty minutes.

PLANNING

The subjects are situated within Galashiels Development Boundary as defined within the Scottish Borders Local Development Plan 2 which was adopted on 22 August 2024.

Established Use is expected to be non-classified, Sui Generis under the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended).

Following a change of use, Class 1A, 3 or 4 would be the most obvious uses. 1A which was introduced to provide greater flexibility to High Streets effective from 31 March 2023. Class 1A incorporates former Class 1 (Retail) and Class 2 (Financial, Professional and Other Services) of the Use Class Order. In addition, the recent change includes permitted development rights for Class 3 (Hot Food, Restaurants) and Class 4 (Business) providing considerable flexibility.

RATEABLE VALUE

The subjects are assessed to a Rateable Value of £3,400 effective from 01-April-23.

The Small Business Rates Relief Scheme (SBRR) currently offers 100% rates relief for units of a Rateable Value of £12,000 or less based on the combined total of all the occupier business premises within Scotland (subject to application and eligibility).





AREAS

The subjects have been measured in accordance with the RICS Code of Measuring Practice to an approximate Gross Internal Area of 35.20 sq m

E & oe measurements of the main building taken with a laser measure.

TENURE

Presumed Absolute Ownership following the Abolition of Feudal Tenure (Scotland) Act 2000.

SERVICES

Mains, electricity, water and drainage .

VAT

The subjects are not understood to be elected to VAT.

EPC

Pending

OFFERS

ASSESSMENT OF BIDS: In evaluating bids, the Council will be required to comply with Section 74 of the Local Government(s) Act 1973. While the Council is not bound to accept the highest bid, it may be that the Council will require to exercise its powers under the Disposal of Land by Local Authorities (Scotland) Regulations 2010 to accept a lower bid. The Council reserves the right to sell privately and shall not be bound to accept the highest or indeed any offer.

Each party will be responsible for paying their own legal costs incurred in any transaction.

VIEWINGS

Edwin Thompson LLP, 76 Overhaugh Street, Galashiels, Td1 1DP

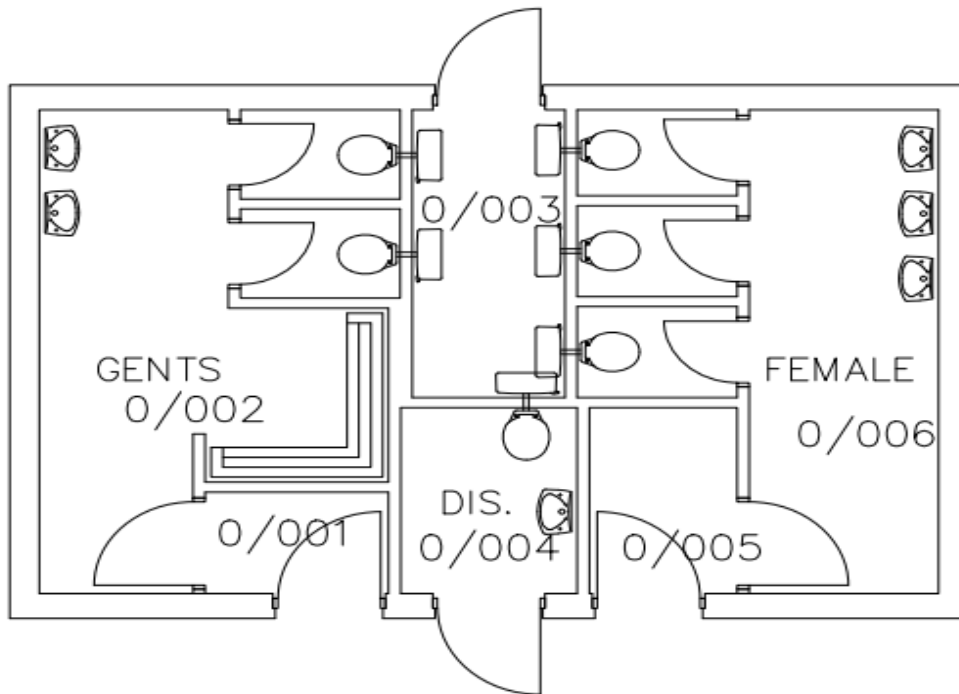
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