

# 9-11 High Street

Galashiels, TD1 1RY

An Excellent Opportunity To Purchased A Spacious Office/Retail Space Located In A Strong Trading Position For Sale • Offers Over £135,000 are invited

Edwin  
Thompson







## BRIEF RESUME

- Spacious office/retail space
- Prominent corner position
- Excellent town centre position
- Two storey premises
- Net Internal Areas - 174.04 sq m (1,873 sq ft)

## LOCATION

9 – 11 High Street is located in a strong trading position to the eastern end of the High Street, within Galashiels Town Centre.

Galashiels is situated within the Central Scottish Borders. It 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 itself has a population of approximately 12,960 according to the 2020 Mid-Year Population Estimate compiled by the National Records of Scotland, a slight increase of that recorded at the 2011 Census.

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. On weekdays the first train departs from Edinburgh at 05:45 with the last at 23:55.



## DESCRIPTION

Street and Channel Street. The building provides accommodation over three principal floor level plus attic level.

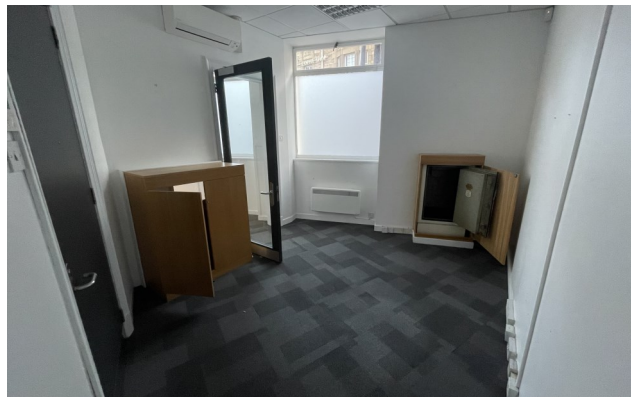
The building is of traditional construction with an attractive red sandstone finish to the front elevation. The building curves on the corner of High Street. It has pitched roofs clad in slate. Rainwater goods are of cast iron specification. There are sandstone chimney stacks to each party wall. The west stack has a rendered external finish.

The front elevation of the roof incorporates pended dormer window projections.

Windows to the upper level comprise timber-frame single glazed casement units.

The ground floor has a traditional frontage comprising timber facia, large timber-framed casement display windows to High Street. There are three door openings off High Street, two sets of double timber panelled doors leading to the ground floor premises and the third providing access to the stairwell to the accommodation above.

The subjects comprise the ground floor as well as much of the first floor. There are two doors off the shared stairwell to first floor level which may offer scope for conversion of the first floor into apartments if desired. The configuration of the ground floor may also offer some scope for sub-division into two smaller units.







**AREAS**

The property has been measured in accordance with the RICS Code of Measuring Practice to provide the following approximate areas:

Description	Sq m	Sq Ft
Ground Floor	105.73	1,138
First Floor	68.31	735
<b>Total</b>	<b>174.04</b>	<b>1,873</b>

*E & oe Measurements taken using a laser measurement device.*

**Energy Performance Certificate**

To be confirmed

**Rateable Value**

The subjects are currently assessed to a Rateable Value of £16,100 effective from 01-April-2023.

Rateable value information has been obtained from the Scottish Assessors Association website. Whilst believed to be correct, this information has not been independently verified.

**Services**

Mains electricity, water and drainage are connected. Electric heating.



**Tenure**

Presumed Absolute Ownership following the Abolition of Feudal Tenure etc (Scotland) Act 2000. This should be confirmed by your solicitor.

**Value Added Tax**

Any prices are exclusive of VAT. The subjects are not understood to be elected to VAT.

**Viewing**

By appointment with the sole agents.

Edwin Thompson, Chartered Surveyors  
76 Overhaugh Street  
Galashiels  
TD1 1DP

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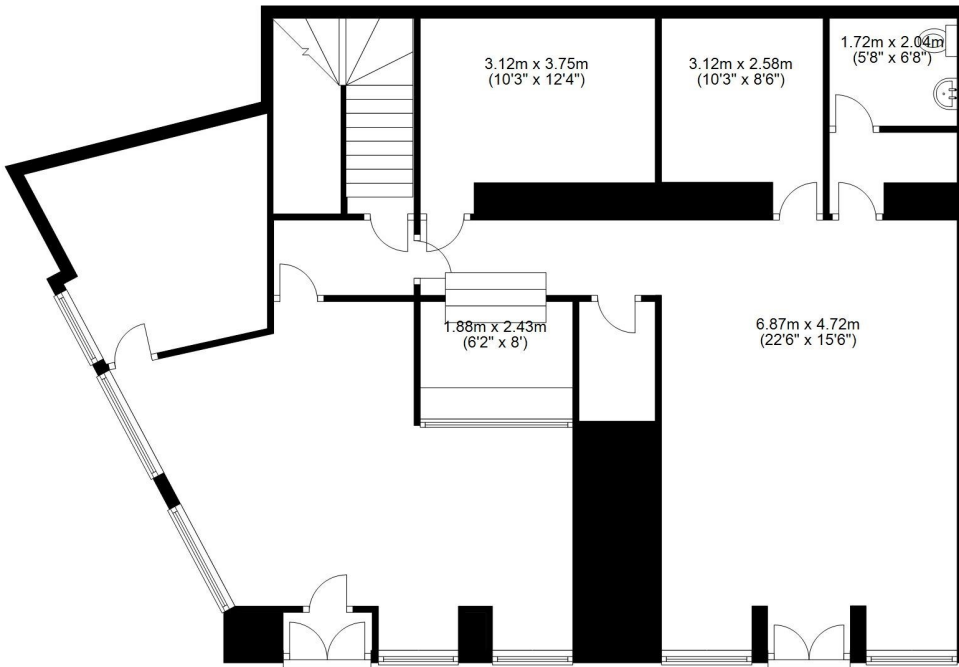
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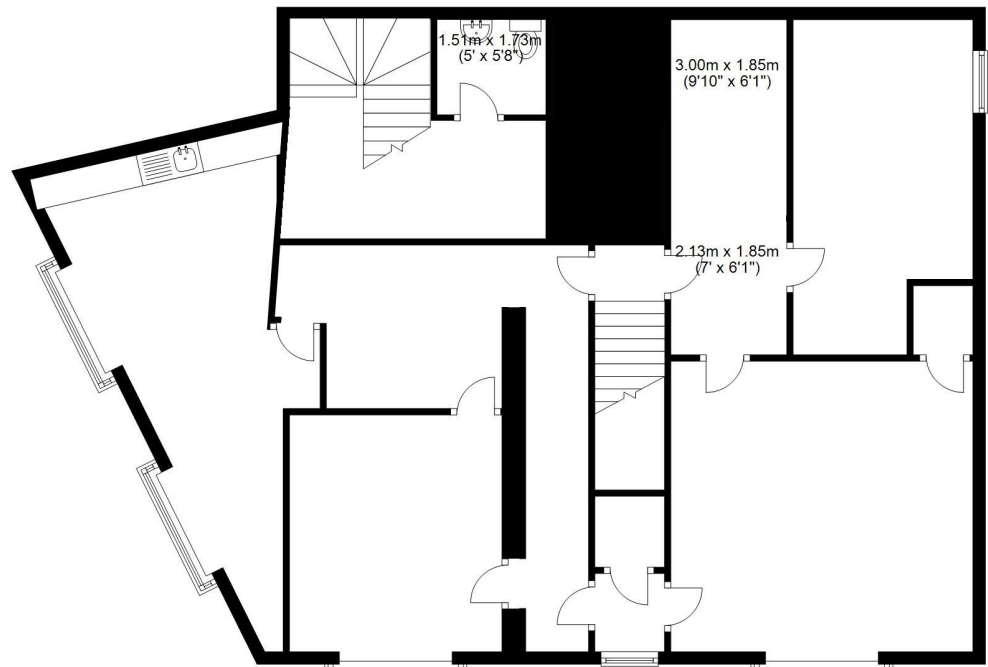
### Ground Floor

Approx. 128.9 sq. metres (1387.0 sq. feet)



### First Floor

Approx. 129.3 sq. metres (1391.3 sq. feet)



FOR INDICATIVE PURPOSES ONLY. NOT TO SCALE

# 9-11 HIGH STREET

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Galashiels, TD1 1RY

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