

# Ground Floor Office / Retail Space

9–11 High Street, Galashiels, Selkirkshire, TD1 1RY

To Let as a whole or as two separate lots - Guide Rents from £5,300 per annum

GIA as a whole 123.95 sq m (1,334 sq ft)

Edwin  
Thompson





## BRIEF RESUME

- Fully Refurbished Spacious Office/Retail Space
- Prominent Corner Position
- Excellent Town Centre Location
- Available as a whole or as two separate units
- GIA as a whole 123.95 sq m (1,334 sq ft)

## DESCRIPTION

A prominent corner terraced tenement at the junction of High Street with Bank Street and Channel Street. The building provides accommodation over three principal floor level plus attic level. The subjects comprise two ground floor retail units fronting onto High Street.

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 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 ground floor offices/retail units are in the process of full renovation available as a whole or can be sub-division to provide two smaller units.

## LOCATION

9 – 11 High Street is located in a strong trading position to the eastern end of the High Street, within Galashiels Town Centre. It is situated directly opposite the Great Tapestry of Scotland Building.

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). In 2022, the population base within a five-mile radius was 25,786, increasing to 39,535 within a ten mile radius. The Median age of the population within a five mile radius is 46.56 with an average household income of £29,030 per annum. (Source: Costar)

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

## ACCOMMODATION

The subjects are currently configured to provide:

### Ground Floor East:

Main retail area, office, store, WC.

### Ground Floor West:

Main retail area, office/ store, WC.





**SERVICES**

Mains electricity, water and drainage are connected.

**AREAS**

The subjects have been measured in accordance with the RICS Code of Measuring Practice as follows:

Description		Sq m	Sq Ft
Ground Floor East	Gross Internal Area	78.24	842
	In Terms of Zone A	64.07	690
Ground Floor West	Gross Internal Area	45.71	492
	Net Internal Area	40.13	432

**RATEABLE VALUE/COUNCIL TAX**

The unit (s) will be reassessed upon completion with separate rates for each or as a whole

Small Business Rates Relief Scheme (SBRR) currently provides up to 100% rates relief for units with a Rateable Value of £12,000 or less based on the combined total of all the occupiers business premises within Scotland (subject to application and eligibility). This relief is reviewed annually in accordance with the budget but is current for this Financial Year. The Rateable Value for the subjects is currently well below this threshold.

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



**PLANNING**

Established Use is understood to be Class 1A of the Town and Country (Use Classes) Scotland Order 1997 (as amended) which incorporates former Class 1 (Retail), Class 2 (Financial, Professional and Other Services). Class 1A also has permitted development rights for change of use to Class 3 (Hot Food) and Class 4 (Business).

**LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in connection with this transaction.

**VALUE ADDED TAX**

Unless otherwise stated the prices quoted are exclusive of VAT. It is our understanding that the properties are elected to VAT. VAT will be payable on the agreed purchase price.

Any intending tenants must satisfy themselves independently as to the instances of VAT in respect of any transaction.

**LEASE TERMS**

Each unit will be let on full repairing and insuring terms.

**TENURE**

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

**ENERGY PERFORMANCE CERTIFICATE**

TBC

**GUIDE RENT**

East Unit: £8,300 per annum (£691 pcm) Ex VAT  
 West Unit: £5,300 per annum (£441 pcm) Ex VAT

As a whole: £13,600 per annum (£1,133 pcm) Ex VAT



## VIEWING

By appointment with the sole agents.

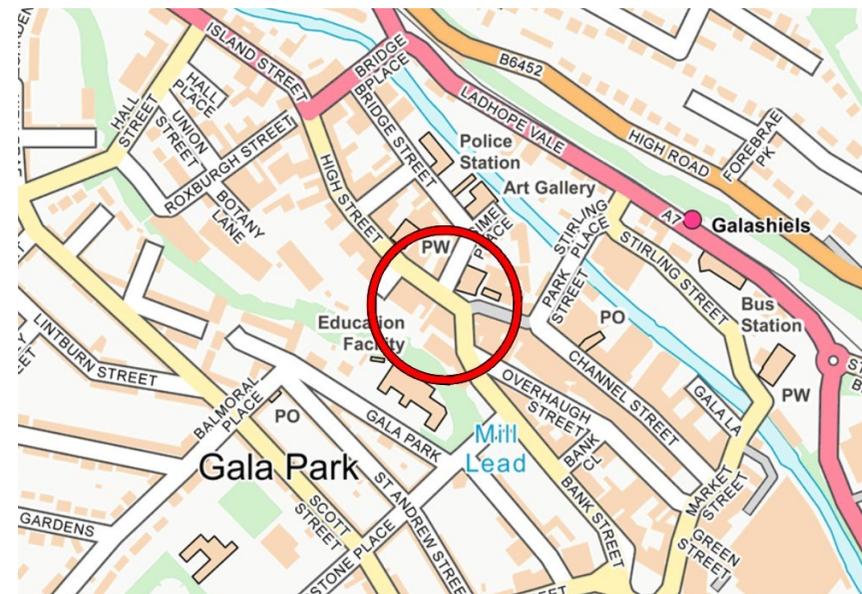
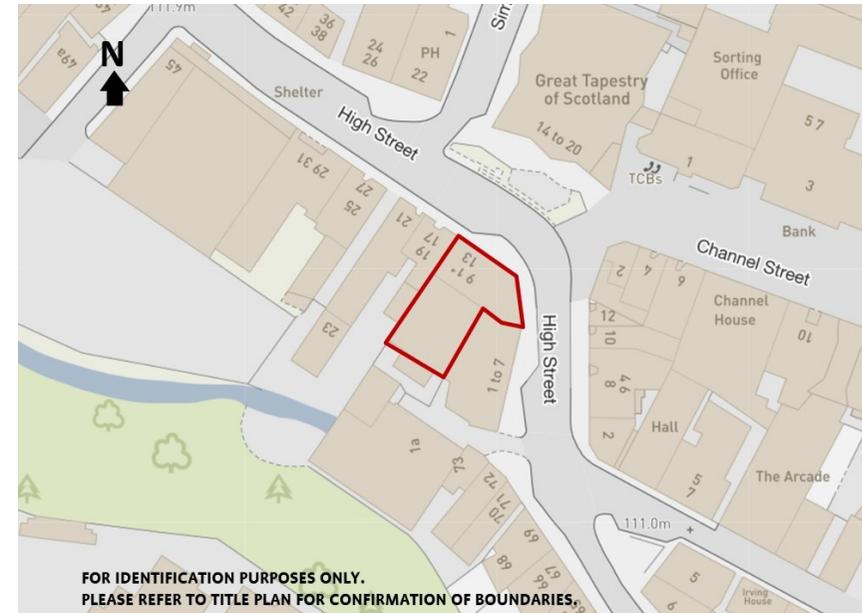
Edwin Thompson, Chartered Surveyors  
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Galashiels  
TD1 1DP

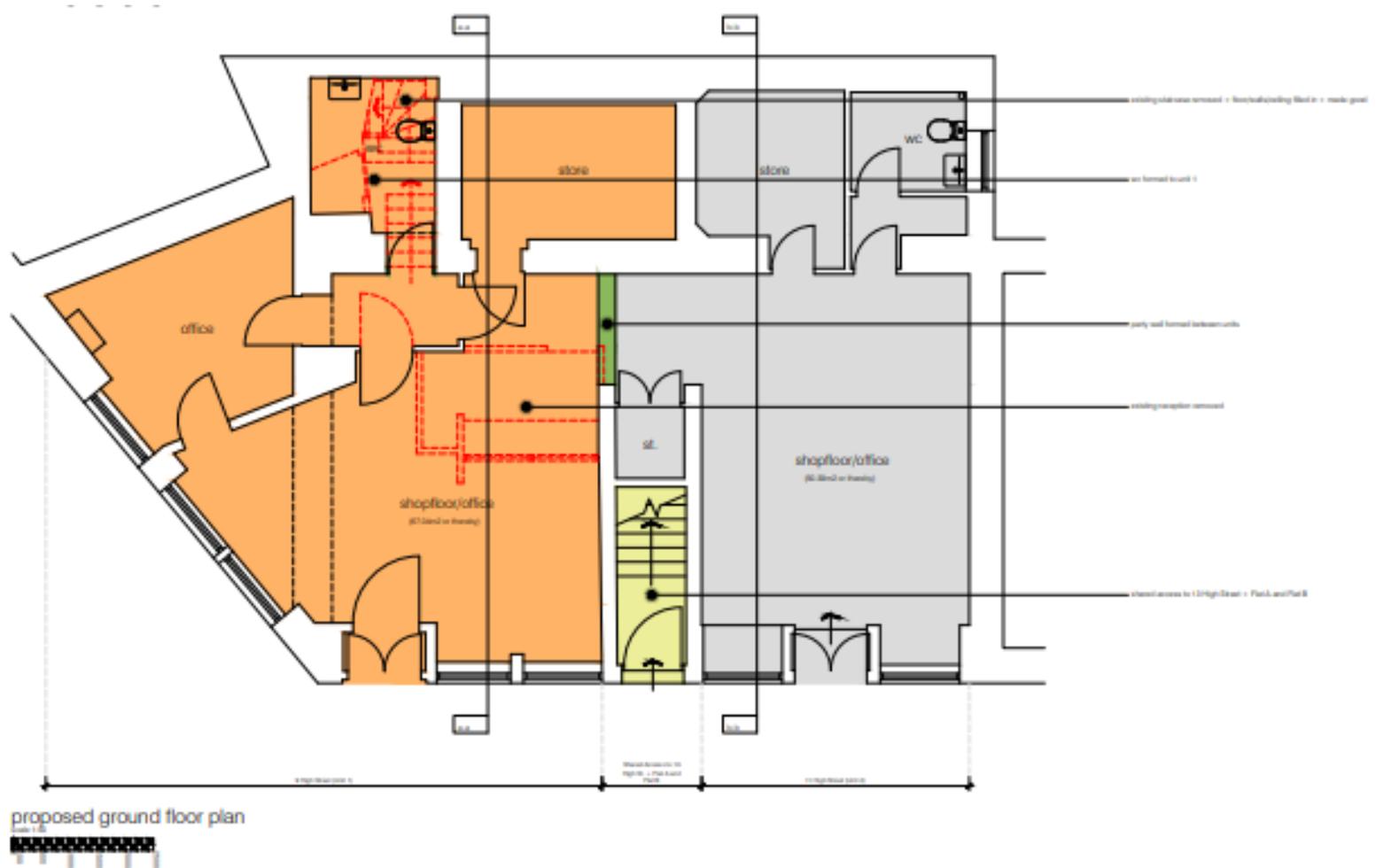
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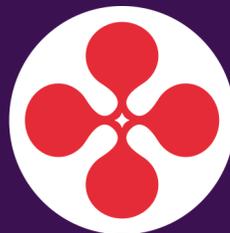


## Ground Floor Office / Retail Units

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Galashiels Office

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