

Modern Ground Floor Retail Unit

121 High Street, Galashiels, Selkirkshire, TD1 1RZ

Recently Refurbished Ground Floor Premises

Guide Rent £7,500 per annum

Edwin
Thompson





BRIEF RESUME

- Recently refurbished Ground Floor Retail Unit
- Good Transport Links
- NIA 63.39 (682 sq ft) or thereby

DESCRIPTION

121 High Street is a ground floor retail unit which has been long established as a hair salon forming part of a substantial three storey plus attic level Category C Listed building formerly the Co-Operative Department Store. The wider building forming part of this listing is 119-153 High Street & 1-5 Roxburgh Street.

Designed by J and J Hall dating to around 1888 it is of traditional stone construction under a pitched roof clad in slate.

It is an 'L' plan former department store. The building has been converted into commercial units to the High Street frontage at ground floor level with flats above. The tower to the High Street elevation incorporates pedimented ionic tall piece with canted orial window to the second floor level. The front elevation is finished with squared buff sandstone with red sandstone ashlar reveals. Detailing includes a band course at first floor level and an eaves band course. In addition there are blocking courses to the corner bays.

Internally the unit has been refurbished in relevantly recent imes. The southwestern corner has been sub-divided with stud-partition walling to form a treatment room, WC and Tea prep area. The remainder of the unit has a modern fit-out finished with styling stations and back wash basins complete with shower units.

LOCATION

The subjects are situated towards the western end of Bank Street. This section of Bank Street is characterised by retail, office and food uses at ground level with a combination of offices and residential accommodation to upper floor levels.

Galashiels and District has a population of approximately 14,970 according to the 2021 Mid-Year Population estimates compiled by National Records of Scotland a small increase in relation to the population recorded at the 2011 Census (14,590).

Situated within the Central Scottish Borders, Galashiels is one of the largest Towns in the region. It is generally considered to be the principal administrative, social and retail centre effectively serving a population of in excess of 116,020.

There is a significant student population within the town with campuses of Heriot Watt University and Borders College approximately 1 mile to the east at Netherdale. Borders General Hospital also has close training ties with eh Edinburgh Universities.

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

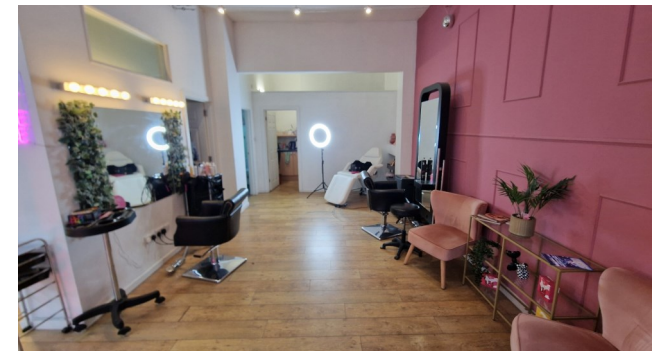
The journey time from Galashiels to Edinburgh city centre by train is approximately 55 minutes with departures every 30 minutes. On weekdays, the first train departs from Edinburgh at 05.45 with the last at 23.55.

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
Net Internal Area	63.39	682
In terms of Zone A	63.39	682

E & oe Measurements taken using a laser measurement.





Energy Performance Certificate

TBC

Rateable Value

The subjects are currently assessed to a Rateable Value of £6,400 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

All mains services are connected.

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.

Planning

Established use will be Class 1A of The Town and Country Planning (use classes) (Scotland) Order 1997.



Viewing

By appointment with the sole agents.

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

Tel. 01896 751300

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E-mail: g.paxton@edwin-thompson.co.uk

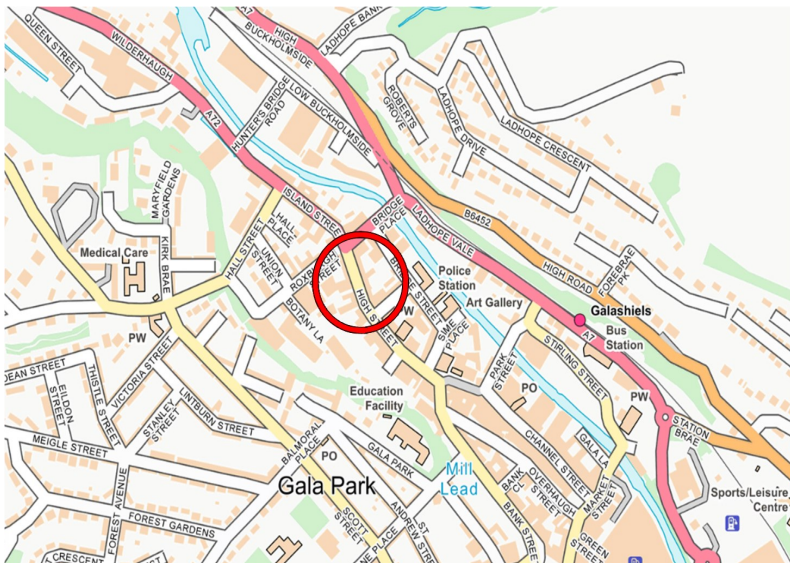
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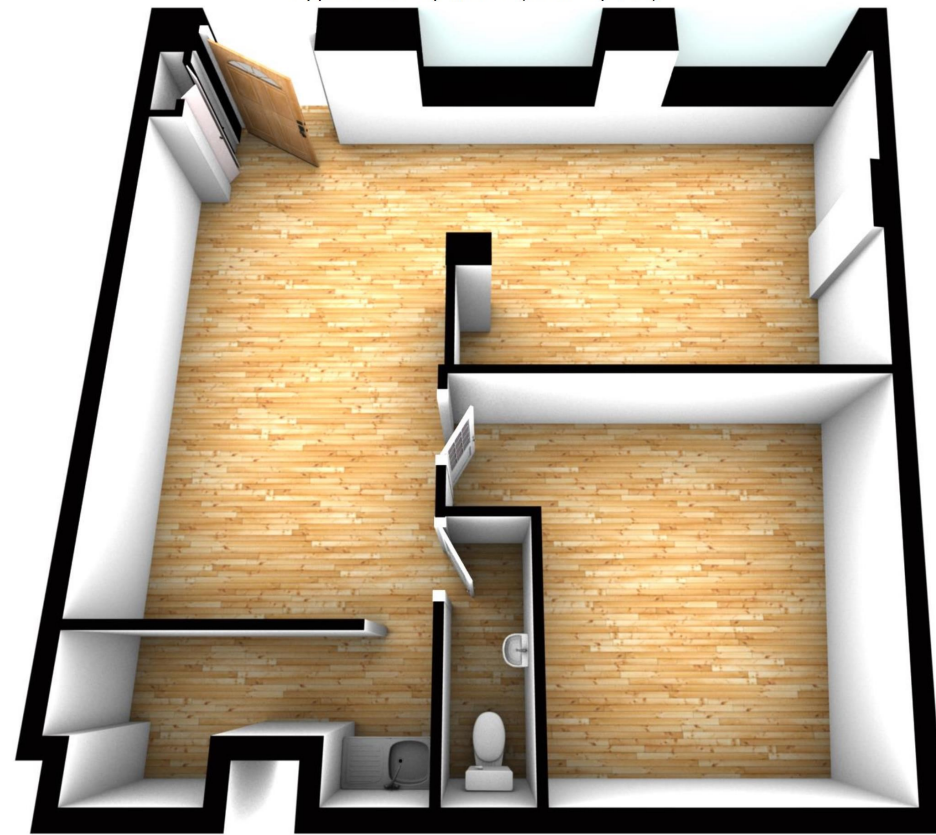
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Ground Floor

Approx. 66.2 sq. metres (712.7 sq. feet)



Total area: approx. 66.2 sq. metres (712.7 sq. feet)

121 High Street

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