

# FOR SALE - Office/ Shop Premises

94 High Street, Galashiels, Scottish Borders TD1 1SQ

Edwin  
Thompson





# Town Centre Office/ Retail Premises

94 High Street, Galashiels, Selkirkshire, Scottish Borders. TD1 1SQ

High Street Office/ Retail Premises  
Good decorative order throughout  
Class 2 (Financial, Professional or Other Services)  
Class 1 (Retail)  
Town Centre Position  
Good Window Frontage  
Net Internal Area 28.56 sq m (307 sq ft)

**Offers Over £37,500 are invited** **Ref. GE1039**

**This Opportunity is positioned near the £6.7 million Great Tapestry of Scotland Development.**

## General Information

94 High Street is situated within Galashiels Town Centre.

Galashiels has a population of approximately 14,000 and is generally considered to be the main administrative, retail and social centre for the region, effectively serving a population of in excess of 115,000.

In recent years Galashiels has been subject to considerable investment. Developments have included Retail Schemes to the east of the town centre and significant transport infrastructure works.

These infrastructure works have included the Galashiels inner relief road and the Borders Railway link which has 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, last at 23.55.

The town features a wide range of high street and out of town retailing, restaurants, cafés and local amenities. There is a significant student population as home to the Heriot Watt University School of Textiles and Design as well as having a campus of Borders College and close training links between Borders General Hospital and a number of Edinburgh Universities.

## Accommodation

Front Shop/ Office, Kitchenette, Store room, WC.

The accommodation has been refurbished in recent years with works including:

- Flooring throughout.
- Perimeter trunking.
- Electric convector heating.
- Double glazed UPVC windows.
- LG3 lighting.
- WC and kitchenette.

## Areas

Gross Internal Area: 28.56 sq m (307 sq ft)

## Planning

Established Class 2 use supports a wide range of Financial, Professional and Other services, which may include Solicitors, Accountants, Estate Agents, Beauticians, Nail Bar or a range of Beauty Treatments or Therapy Suites such as Physiotherapy, Chiropractor Care, Osteopathy, chiropodist, Dentist etc.

The Town and Country Planning General Permitted Development (Scotland) Order 1992, permits change of use from Class 2 to Class 1 – General Retail/ Shop uses.

## Rateable Value

Small Business Rates Relief Scheme (SBRR) currently provides up to 100% rates relief (for Businesses with a combined Rateable Value of up to £12,000 for all their business premises within Scotland (subject to application and eligibility).

## Energy Performance Certificate

To be confirmed

## Services

Mains water and drainage.

Mains electricity. Electric Heating

## Value Added Tax

Any prices are exclusive of VAT. The property is not understood to be elected to VAT, meaning that VAT will not be payable on the purchase price.

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

## Satellite Navigation

For those with the use of Satellite Navigation the postcode for this property is TD1 1SQ

## Legal Costs

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

In the normal manner, the in-going tenant will be liable for any Land and Buildings Transaction Tax, registration dues and VAT incurred thereon, where applicable.

## Viewings

Strictly by appointment with the sole agents:

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

Tel: 01896 751300

Fax: 01896 758883

Email: [g.paxton@edwin-thompson.co.uk](mailto:g.paxton@edwin-thompson.co.uk)



7 Overhaugh Street  
Galashiels  
Selkirkshire  
TD1 1DP

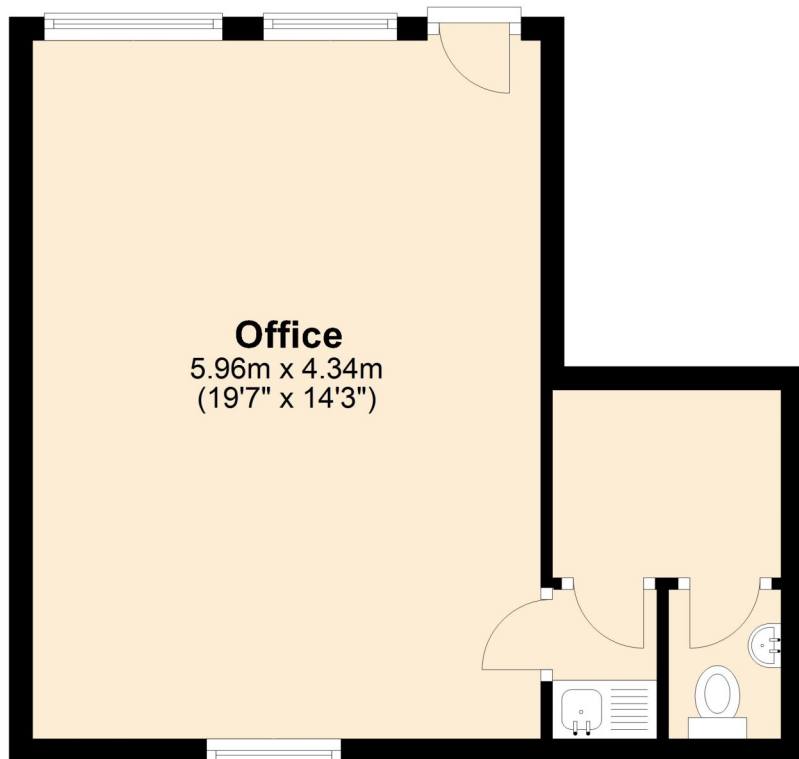
T: 01896 751300  
F: 01896 758883  
E: s.sanderson@edwin-thompson.co.uk  
W: edwin-thompson.co.uk

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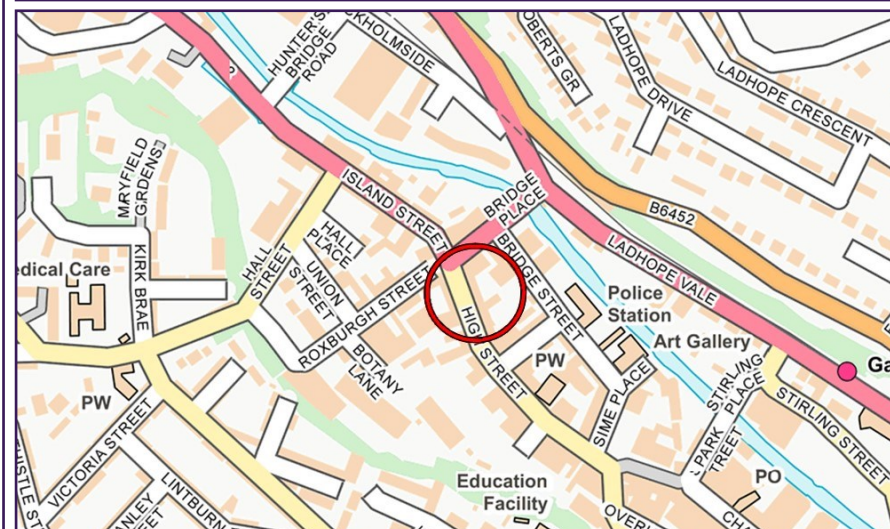
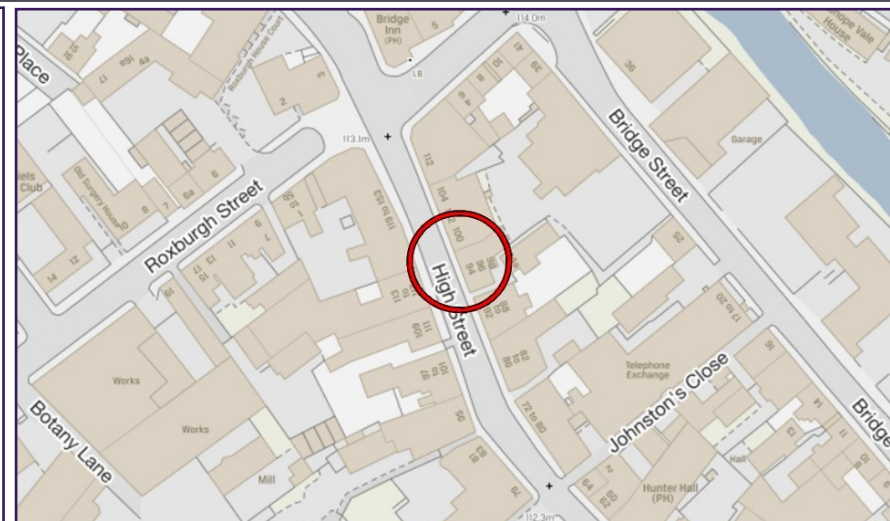


## Ground Floor

Approx. 32.0 sq. metres (344.2 sq. feet)



Total area: approx. 32.0 sq. metres (344.2 sq. feet)



Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle upon Tyne  
Windermere

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