

# Deceptively Spacious Ground Floor Retail Unit

55 High Street, Galashiels, Selkirkshire, TD1 1RZ

For Sale—Offers Over £80,000

Ground Floor Retail Premises—NIA 127.64 sq m (1,373 sq ft)

Edwin  
Thompson





**BRIEF RESUME**

- Deceptively Spacious Ground Floor Retail Unit
- Prominent Window Displays
- Good Transport Links
- NIA 127.64 sq m (1,373 sq ft) or thereby
- ITZA 72.49 sq m (780 sq ft)

**DESCRIPTION**

55 High Street is a deceptively spacious retail unit occupying the ground floor of a two-storey end-terraced building of traditional whinstone construction under a pitched slate roof, with a substantial cavity-built rear extension under a recently refurbished flat roof finished with a three-coat rubber membrane.

The frontage is finished with timber panelling framing prominent display windows to High Street, with a timber sign fascia above. The recessed entrance door offers scope to maximise display frontage, although this could be reconfigured to increase the usable floor area of the front shop if desired.

The property benefits from excellent visibility with strong levels of footfall and passing traffic along the A7 corridor.

Internally, the unit is finished with emulsion wall surfaces and a suspended ceiling with recessed lighting to the principal sales area. The rear section provides generous storage accommodation.

**ACCOMMODATION**

The accommodation comprises:

Front shop with direct access from High Street. Rear shop currently fitted with two changing booths. Two large store rooms, one incorporating a tea preparation area Rear lobby with WC off. Additional store with emergency exit and delivery access to the west.

**LOCATION**

The subjects are situated on the High Street to the west of Galashiels town centre.

In 2022, Galashiels had a 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)

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	127.64	1,373
In terms of Zone A	72.49	780

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





### Energy Performance Certificate

C37.

### Rateable Value

The subjects are currently assessed to a Rateable Value of £11,100 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

Main electricity, water and drainage. Heating is currently limited to electric wall mounted extractor units. Gas Fired Central Heating has previously been installed. It is assumed that gas could be reconnected. The radiators remain in situ so could presumably be re-instated.

There is a modern C-Tec CFP Series Fire Alarm.

Please note that no service investigations were undertaken during the course of our inspection and the services have not been tested.

### 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

Fax. 01896 758883

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

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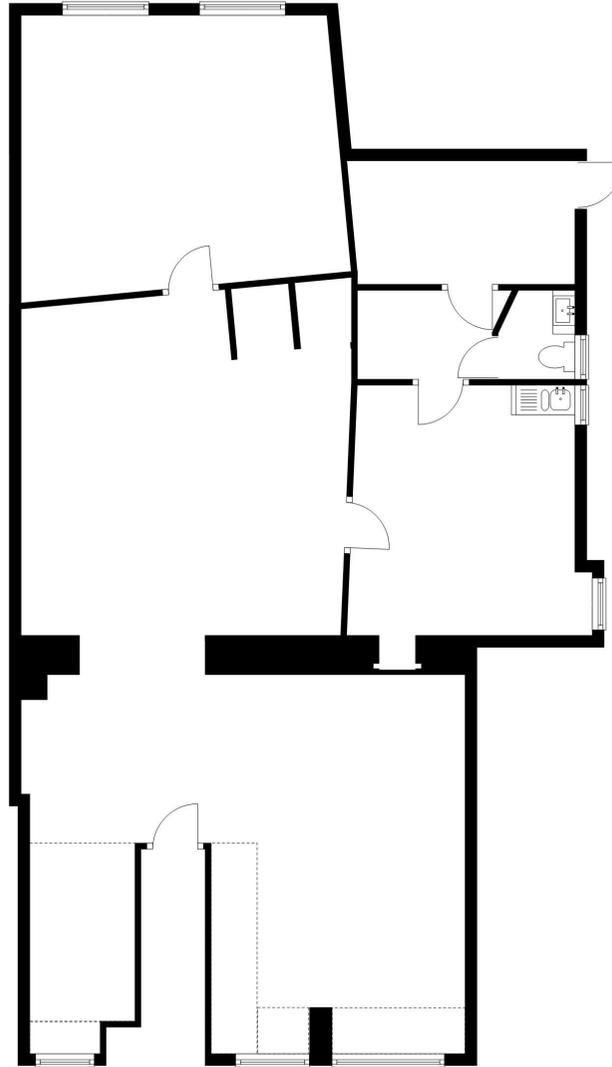
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**Ground Floor**  
Approx. 140.8 sq. metres (1516.0 sq. feet)



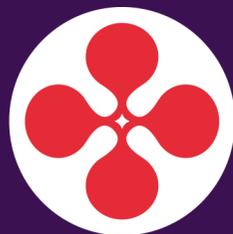
Total area: approx. 140.8 sq. metres (1516.0 sq. feet)

# 55 High Street

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Galashiels, Selkirkshire, TD1 1RY

Edwin  
Thompson



Galashiels Office

T: 01896 751300  
[Edwinthompson.co.uk](http://Edwinthompson.co.uk)