For Sale / May Let:
8 High Street, Galashiels, Scottish Borders. TD1 1SD
**RETAIL UNIT**

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Centrally positioned retail unit with prominent double frontage and first floor window displays to High Street benefiting from extensive floor area of 297.61 sq m (3,203 sq ft)

Highly flexible accommodation.

Fit out provides for ground or first floor café.

**Offers over £145,000 / Rental Offers over £14,500 pa are invited**

**General Information**

Galashiels with a population of approximately 14,000 is one of the principal towns in the Scottish Borders. It is generally considered to be the main administrative, retail and social centre for the region, effectively serving a population of in excess of 110,000.

In recent years Galashiels has been subject to considerable investment. Developments have included the Gala Water Retail Park, two new supermarkets to the east of the town centre and significant transport infrastructure works. The 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 55 minutes, with departures every 30 minutes. On weekdays the first train departs from Edinburgh at 0545, the last at 2355.

The town features a wide range of High street and out of town retailing, restaurants, cafes and local amenities. There is also 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.

This Opportunity is well positioned near the £6.7 million Great Tapestry of Scotland Development which is anticipated to generate an additional 50,000 visitors each year.

**Description**

8 High Street is a deceptively large property of traditional sandstone construction under pitched roofs clad in slate providing accommodation configured over three storeys.

The current layout provides:

**Ground Floor:** Retail area fitted out for most recent use as a delicatessen with double fronted window to High Street and inset central entrance door. There are base units with worktop complete with stainless steel wash hand basin along the back wall and tiled splashback/this area is fitted with fix shelving, display units and refrigerated display unit. It has polished timber floors, Tiffany style pendant light units to the servery area, dimmable display lighting to the remainder. There is a lobby to the east with access to a WC fitted out to a disabled standard. There is a separate access off High Street to the east lobby.

**First Floor:** To the rear of the front shop there is a fixed open stair leading to a large open plan first floor level currently fitted out for use as a restaurant complete with base unit and worktop along the north wall with drinks display cabinet above and four full height picture windows to the High Street elevation. The first floor extends above the four ground floor units to the north with a door to the north of the restaurant leading to the kitchen and preparation area with separate access off the stair well serving 2 Channel Street. Most of the fittings to the kitchen have been removed but the stainless steel wall panelling is retained and the fittings could readily be re-instated if desired.

**Half-landing:** The WCs are accessed off the half landing between the ground floor and first floor level with two gents WCs and two ladies WCS appointed to a reasonable standard.

There is a lobby to the south of the first floor level with emergency access to the courtyard to the rear and stairs to the attic level.
Attic level: The attic level has been converted to provide landing and four offices, but it is unclear from our inspection whether this conversion complies with Building Control requirements.

The frontage provides strong visibility to High Street and passing traffic. There is a good level of footfall within this part of the town.

Areas
8 High Street comprises a sizeable retail premises with prominent window frontage and extensive floor area of approximately 297.61 sq m (3,200 sq ft) in total.

The subject has been measured in accordance with the RICS Code of Measuring Practice to provide the following approximate net internal floor area:

Ground Floor: 67.75 sq m (729 sq ft)
First Floor: 134.07 sq m (1,443 sq ft)
Second Floor: 95.79 sq m (1,031 sq ft)
Total: 297.61 sq m (3,203 sq ft)

E & oe measurements taken with a laser measure

Rateable Value
The Premises are currently assessed to a Rateable Value of £16,300.

Services
All mains services presumed to be available

Tenure
Absolute Ownership
This property is sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not.

Offers
A closing date may be set for offers. Please note that only those parties who formally notify their interest will be informed of the closing date. Interested parties are advised to notify the selling agents of their interest as soon as possible. The sellers reserve the right to sell privately and are not bound to accept the highest or indeed any offer.

Offers should include: The identity of the purchasers; the price offered; source of funds; clear details of any conditions attached to the offer; proposed timescale for conclusion of missives, completion and payment.

Value Added Tax
Any prices are exclusive of VAT. Any intending purchasers must satisfy themselves independently as to the instances of VAT in respect of any transaction.

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

Viewing
By appointment with the sole agents:

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

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