

For Sale

Residential Conversion/ Offices - 6 Roxburgh Street, Galashiels. TD1 1PF

Edwin
Thompson



Residential Conversion/ Offices

6 Roxburgh Street, Galashiels. TD1 1PF

An increasingly rare opportunity to acquire a building of considerable character with great presence close to Galashiels town centre ideally suited to office use or conversion back to residential use.

Gross External Area: 193.06 sq m (2,077 sq ft)

Available with vacant possession.

Offers over £115,000 are invited

Ref. GA5013

General Information

The premises are situated on Roxburgh Street to the west of the town centre. The immediate locality is characterised by a mix of residential and commercial occupiers.

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

There is a significant student population in the town with campuses of Heriot Watt University and Borders College. Within 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 and significant transport infrastructure works including the Galashiels inner relief road the Borders Railway link re-establishing 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. Further details on the Borders railway are available at <http://www.bordersrailway.co.uk>.

Description

A former house of traditional whinstone construction with sandstone dressings under pitched roofs clad in slate.

The property is fitted out to a good standard internally for its most recent use as a dental surgery.

The property is understood to have been substantially refurbished and remodelled in around 2009 with works including provision of a plasterboard lined walls and ceilings; new disabled wc facility; and a disabled access lift to the ground floor level.

The windows to the main part of the building predominately comprise timber framed single glazed sash units. The extension has double glazed timber framed units.

The subjects provide an increasingly rare opportunity to acquire a building of considerable character with great presence close to Galashiels town centre ideally suited to continued offices or conversion back to residential use.

Accommodation

Ground floor: Entrance vestibule, entrance hall, reception/waiting room, two interlinked offices. Rear lobby and disabled wc.

First floor: Landing, three offices, kitchen, office and wc. Off the hall landing to the first floor level there is a hatch providing access to a large storage room.

There are not understood to be any external grounds included.

Areas

The subjects have been measured from plan in accordance with the RICS Code of Measuring Practice to provide the following approximate areas:

Description	Sq m	Sq ft
Gross External Area	193.06	2,077
Net Internal Area	91.51	985

Services

All mains services are understood to be available.

Rateable Value

The property is currently assessed to a Rateable Value of £7,500 effective from 01-Apr-10. The 2017 Rates Revaluation comes into effect on 01-Apr-17. The proposed Rateable Value effective from 01-Apr-2017 is £8,500.

Effective from 1st April 2017 the Small Business Bonus Rates Relief Scheme will provide up to 100% rates relief for units with a rateable value of £15,000 or less in the 2017/18 financial year. The 15,000 threshold is based on the combined total of all the occupiers business premises in Scotland.

Further details available from the Business Rates Team at Scottish Borders Council. Tel: 0845 3000 341

Services

All mains services are understood to be available

Planning

Interested parties considering re-development proposals for the site are advised to discuss proposals with the Area Planning Officer of the Development and Regulatory Services Department of Scottish Borders Council.

Energy Performance Certificate

Energy Performance Certificate Pending

Tenure

Absolute Ownership

Offers

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

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.

VAT

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

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: s.sanderson@edwin-thompson.co.uk

Offers

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Entry

On the conclusion of legal missives.

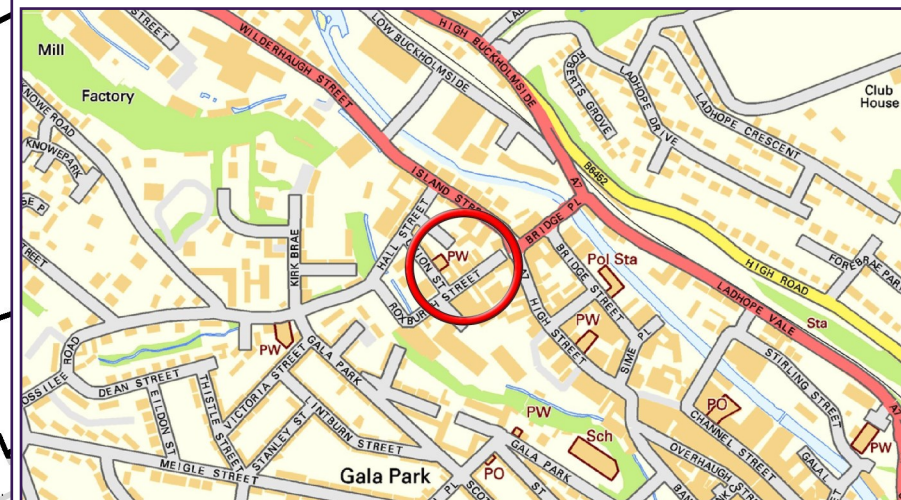
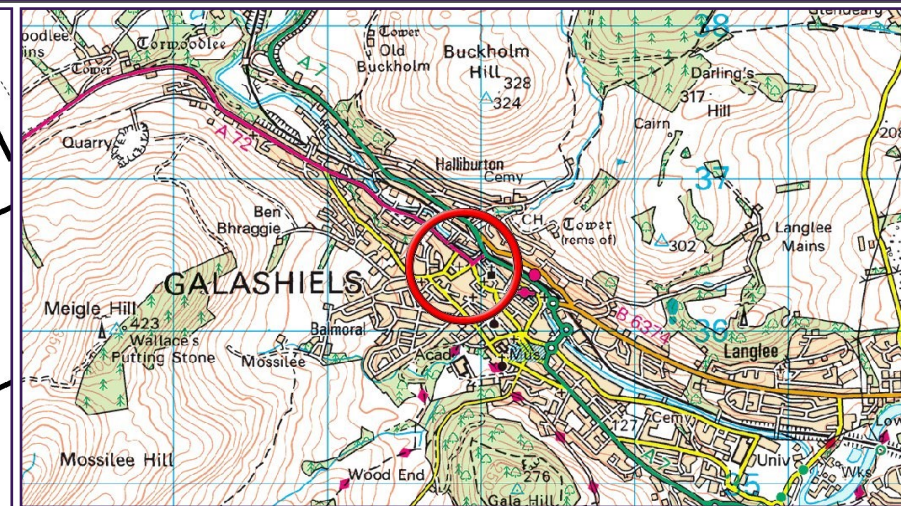
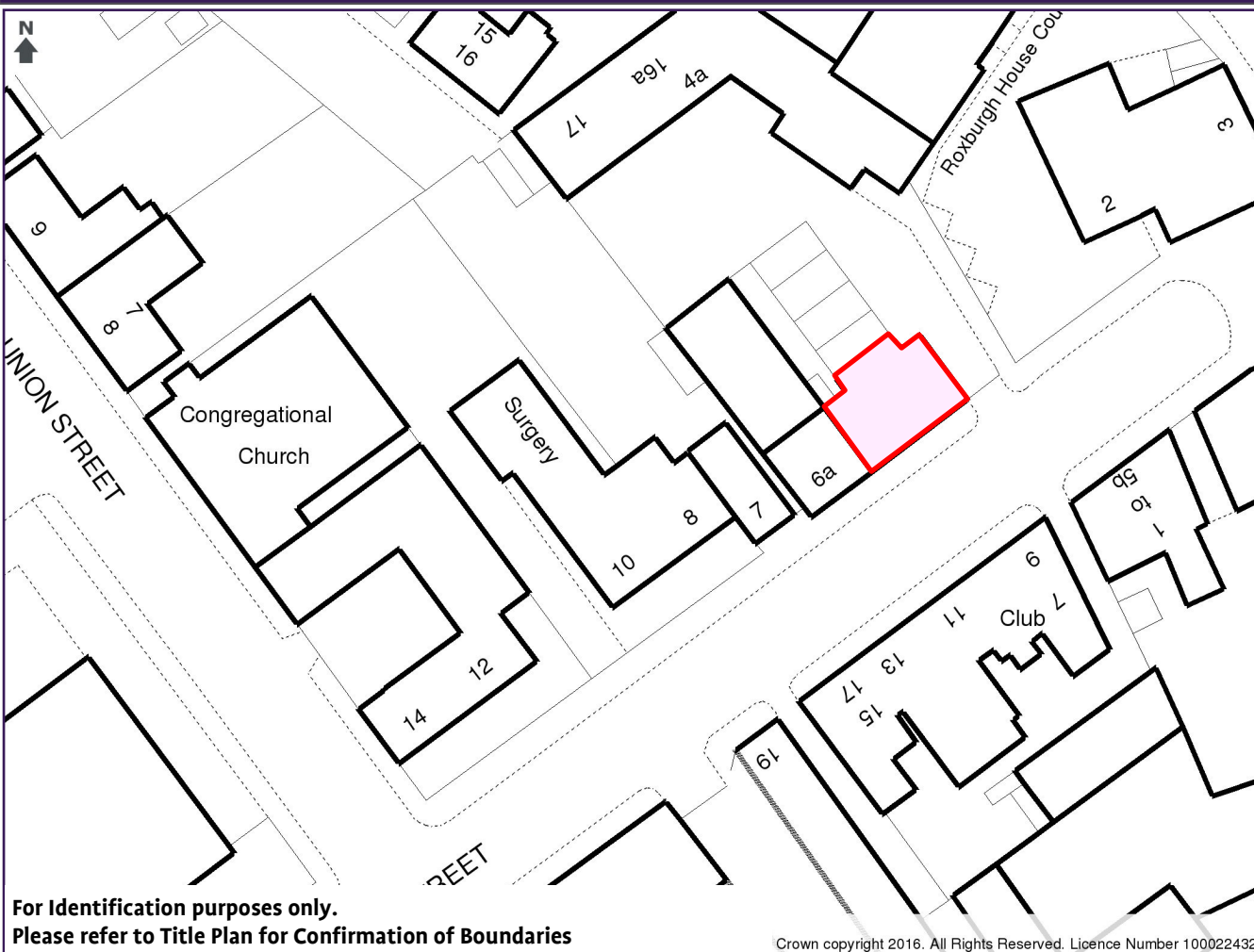
Notes:



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For Identification purposes only.
Please refer to Title Plan for Confirmation of Boundaries

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Berwick upon Tweed
Carlisle
Galashiels
Kewick
Newcastle
Windermere

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Registered office: 28 St John's Street,
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Regulated by RICS



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