

**DEVELOPMENT SITE**

**FOR SALE**

**113 – 117 HIGH STREET  
GALASHIELS  
TD1 1RZ**

- Site extending to approximately 0.11 Ha (0.28 Acre)
- Retail frontage with consent for change of use to dental surgery
- Stone built workshops and stores to rear with development potential
- Total floor area approximately 1,164 SQ M (12,527 SQ FT)



**LOCATION:**

Galashiels is situated off the A7 amidst the picturesque Borders countryside and lies approximately 18 miles from Peebles, 40 miles south of Edinburgh and 58 miles north of Carlisle. The Scottish Borders Railway provides easy connectivity to Edinburgh and beyond via the station at Tweedbank.

The town is located in the centre of the Scottish Borders and is the principal commercial and administrative hub for the area.

The subjects occupy a prominent position on the High Street that forms one of the main arterial routes through the town. The site at the rear can also be accessed via a driveway from Roxburgh Street

Nearby occupiers include Unite, Citizens Advice Bureau and Edington Law Ltd.

**DESCRIPTION:**

The subjects comprise a retail unit over ground and first floor levels fronting the High Street with a complex of 2 storey stone built workshops to the rear in addition to a terrace of 4 lock upgarages. The subjects have not been occupied for several years and will therefore require some recommissioning works to bring back into a habitable condition. Alternatively the property may be suitable for redevelopment. The retail element of the site has consent for change of use to a dental practice 22/01333/FUL.

**ACCOMMODATION:**

The subjects are understood to have a total gross internal floor area of approximately 1,164 sq m (12,527 sq ft).

**RATEABLE VALUE:**

The subjects have a total rateable value of £26,850. Further information on rates payments can be found at [www.saa.gov.uk](http://www.saa.gov.uk)

**SALE TERMS:**

Offers in excess of £250,000 plus VAT are sought for the benefit of our client's heritable interest in the subjects.

**EPC:**

Given the subjects are not currently in a habitable condition, EPC regulations in Scotland do not apply hence no rating is available.

**VAT:**

All figures in these particulars are quoted exclusive of VAT.

**ENTRY:**

By agreement.

**LEGAL COSTS:**

Each party will be responsible for the payment of their own legal costs involved in any transaction.

**FURTHER INFORMATION:**

Strictly by contacting the sole letting agents:

D M Hall  
17 Corstorphine Road  
Edinburgh  
EH12 6DD

Tel 0131 624 6130

Ian Davidson  
[ian.davidson@dmhall.co.uk](mailto:ian.davidson@dmhall.co.uk)

Oliver Lawson  
[oliver.lawson@dmhall.co.uk](mailto:oliver.lawson@dmhall.co.uk)

**VIEWING:**

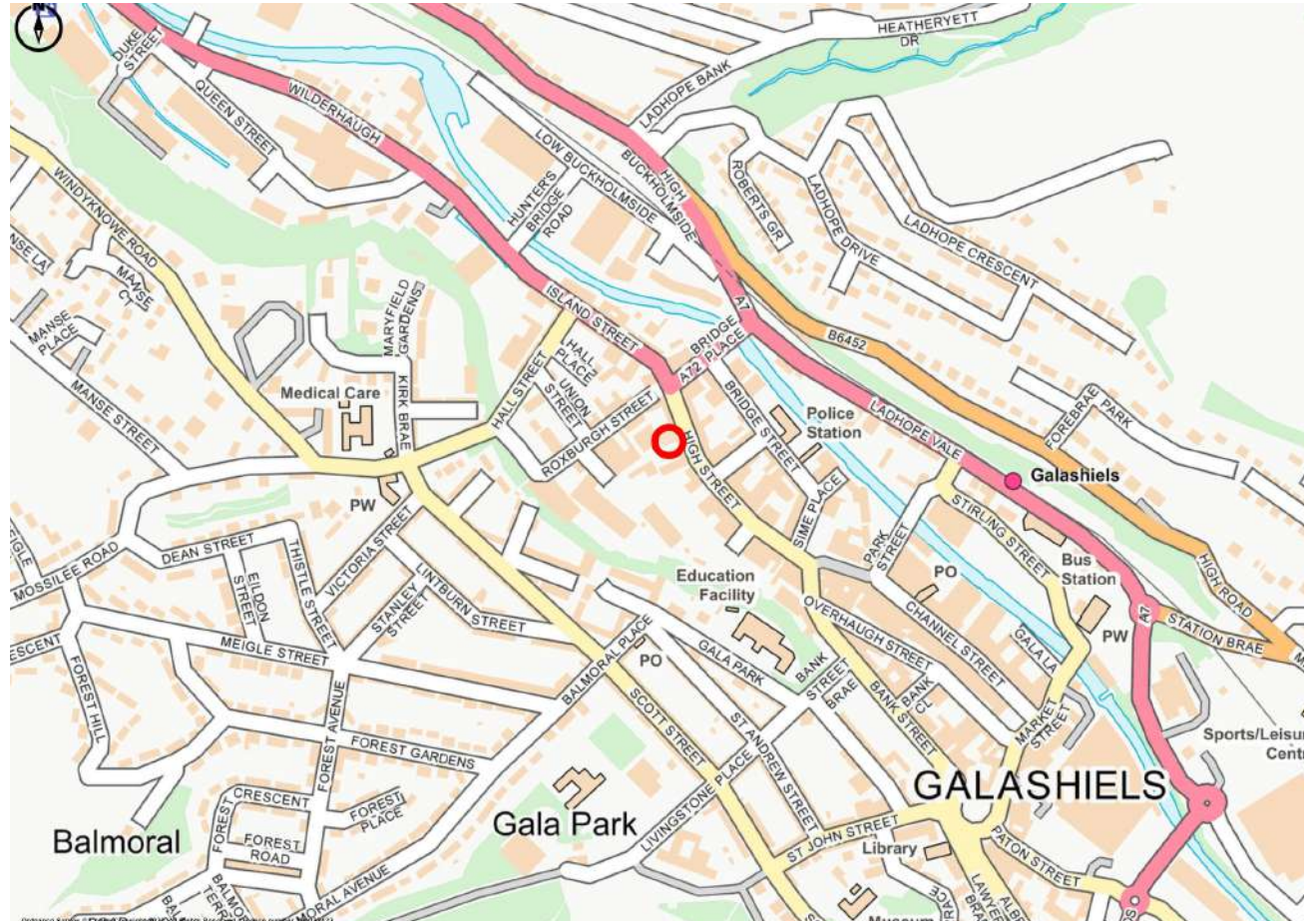
Strictly by arrangement with the agents.

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