

DM HALL

For Sale/
May Let

Class 1A Premises



2 High Street,
Innerleithen,
EH44 6HA

103.83 SQ M
1,118 SQ FT

Property Details

- Former bank premises, suitable for alternative uses (STP)
- Prominent position on the High Street in the affluent village of Innerleithen
- Located in an attractive Borders town popular with outdoor pursuits
- Offers over £160,000 (exclusive of VAT)

LOCATION:

2 High Street is situated in the heart of Innerleithen, a charming town in the Scottish Borders, approximately 6 miles east of Peebles and 30 miles south of Edinburgh. The property occupies a prominent position on the town's main thoroughfare, benefiting from good visibility and passing footfall.

Innerleithen is well known for its vibrant local community, independent shops, and outdoor attractions, particularly its strong association with mountain biking and outdoor tourism, given its proximity to Glentress and Traquair Forest. The town is well connected by road via the A72, providing easy access to Peebles, Galashiels, and Edinburgh.

The surrounding area offers a mix of residential, retail, and hospitality businesses, making it a desirable location for a range of commercial uses.

DESCRIPTION:

The subjects comprise a traditional stone-built property surmounted by pitched slate roof, prominently positioned on Innerleithen's High Street. The ground floor comprises a retail/commercial space with a large display window and a centrally positioned entrance, providing good visibility and accessibility.

Internally, the layout is open plan to the front, leading to a smaller office and WC compartment to the rear. Left upon entry is an additional room and further storage. Former walk in vault. The property further benefits from a disabled access ramp to the front.



Property Details

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal Basis as follows:

| FLOOR | SQ M | SQ FT |
|--------|--------|-------|
| Ground | 103.86 | 1,118 |

SERVICES:

We understand that the property benefits from electrical, gas, water and mains drainage services.

SALE TERMS:

Our client is seeking offers over £160,000 for the outright purchase of their heritable interest in the subjects.

LEASE TERMS:

Our client is seeking offers over £15,500 per annum for a new Full Repairing and Insuring lease, for a term to be agreed.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON-DOMESTIC RATES:

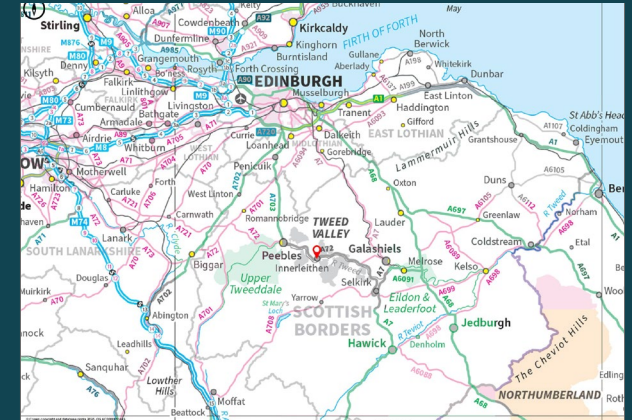
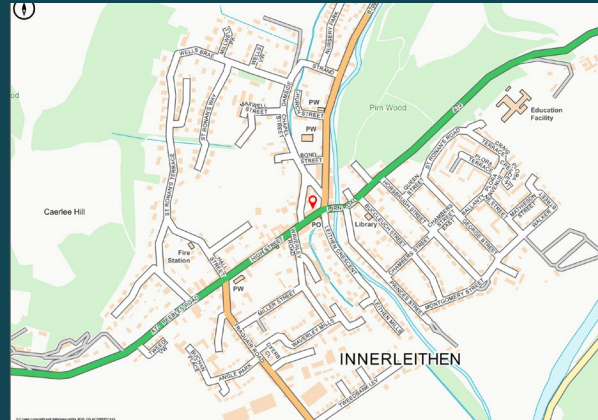
According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £9,600 per annum.

PROPOSAL:

Any proposals to purchase should be sent directly to the sole selling/letting agents.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred any this transaction.



VAT:

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents.

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Make an enquiry

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DM HALL



Regulated by
RICS

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors