



ime Property Agents
Ltd

12 Home Street
Edinburgh

For Sale/May Let

£116,000 Offers Over

£6,000 Per annum

121 High Street, Galashiels TD1 1RZ

Class 1a

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Location

The property is located on the western end of Bank Street, a busy part of Galashiels town centre characterised by a mix of retail, office and food-related occupiers. Galashiels is one of the largest towns in the Scottish Borders and serves as the region's main administrative and retail hub, with a population of approximately 14,970 and an effective catchment more than 116,000.

The town benefits from a strong student presence due to the nearby Heriot-Watt University and Borders College campuses at Netherdale, around one mile east. In recent years, Galashiels has seen significant investment including new retail developments and major transport improvements. The Borders Railway provides direct services to Edinburgh Waverley with a typical journey time of around 55 minutes and half-hourly departures, enhancing connectivity and supporting local footfall.

Description

121 High Street offers an attractive ground floor retail unit forming part of a prominent Category C Listed building within Galashiels town centre. The property benefits from an eye-catching frontage with two generous display windows and a glazed entrance door, providing excellent branding and signage opportunities.

Internally, the unit presents a bright and welcoming open-plan space with high ceilings and abundant natural light, offering a flexible layout suitable for a range of uses. A private treatment or consultation room is positioned to the rear left, alongside a conveniently located WC. A further staff/tea prep area is situated at the back of the property.

The unit is presented in very good condition throughout and would appeal to a variety of occupiers including retail operators, beauty and wellness providers, treatment or therapy businesses, and office users seeking a well-located, move-in-ready premises.

Accommodation

According to our recent measurement survey, the premises comprise of the following approximate net internal area:

Total: 74sq. m (797 sq. Ft)

Sale/Rent Price

Our client is seeking a purchase price of offers over £116,000

£6,000 for a lease hold on full repairing and insuring terms and conditions for a minimum term of five years or

EPC

The Energy Performance Certificate rating is currently pending.

Utilities

The property is served by mains electricity, and water.

Sale Price/Rent Price

Our client is seeking a freehold purchase price for offers over £116,000 or a rent of £6,000 for a lease hold on full repairing and insuring terms and conditions for a minimum term of five years or more.

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk), the subjects have a rateable value of £6,400. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

Entry

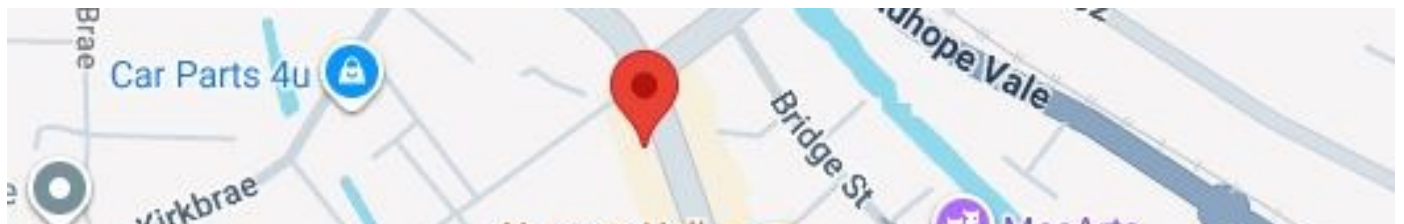
Upon completion of a formal missive under Scots Law.

Legal Costs

Each party is responsible for their own legal and costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

Viewing and Further Information

By appointment through the sole letting agent, ime Property Agents Ltd.



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