



ime DJK Group Ltd
12 Home Street
Edinburgh
EH3 9LY

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 football.

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

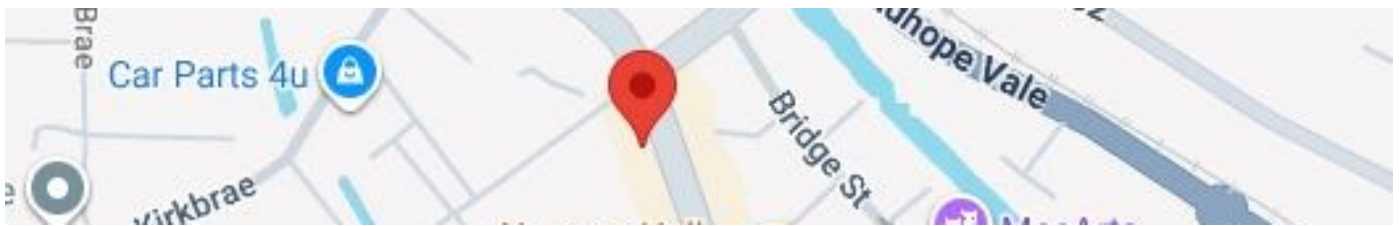
Upon completion of a formal missive under Scots Law.

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 DJK Group Ltd.



IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - ime DJK Group Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.

The vendors or lessors do not make or give, and neither do ime DJK Group Ltd for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.