

FOR SALE
RETAIL PREMISES

GRAHAM
SIBBALD



**54-56 High Street, Innerleithen,
Scottish Borders, EH44 6HF**

- High Street retail opportunity in the popular Borders town of Innerleithen
- Extending to approximately 686 sq ft (63.37 sq m)
- Benefits from rear parking, storage and a shared garden
- Offers over £85,000 (Exclusive of VAT)

LOCATION

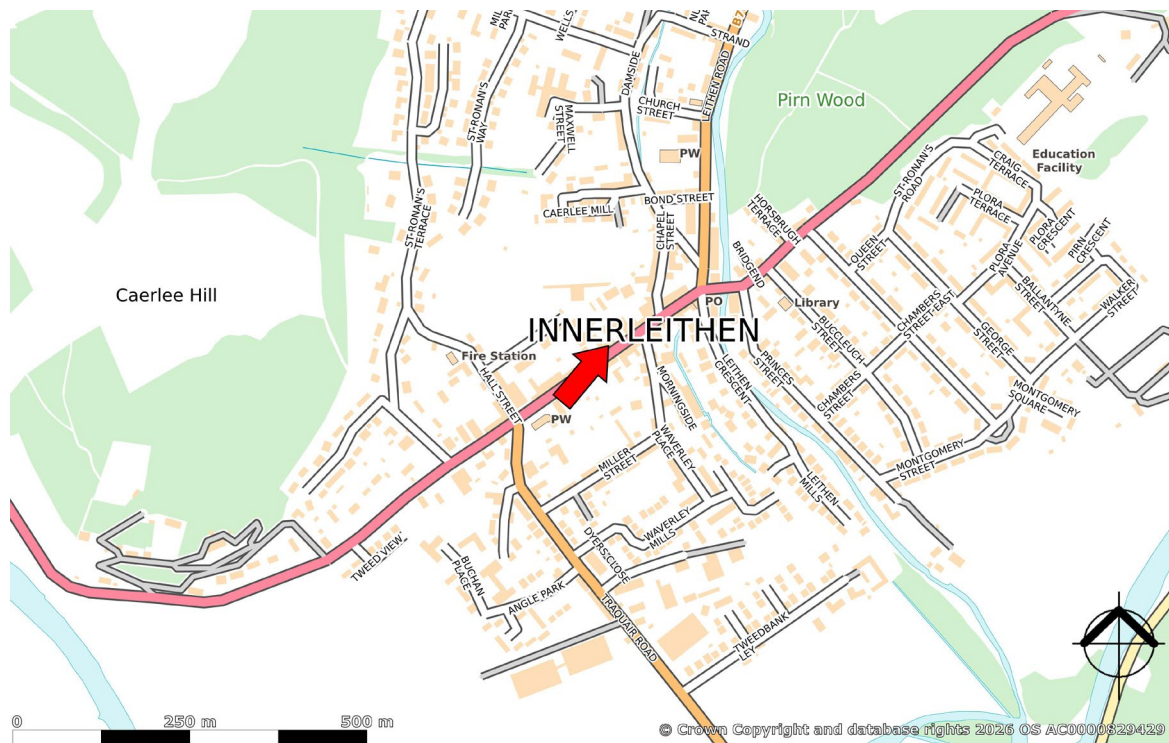
The property is located on High Street in Innerleithen, an attractive market town in the Scottish Borders with a resident population of approximately 3,000, situated around 30 miles south of Edinburgh and 6 miles east of Peebles. The town benefits from good road connectivity via the A72, linking to Peebles and the wider Borders road network, with access onward to Edinburgh via the A703/A701.

The subjects occupy a central position on the north side of High Street, between Hall Street and Chapel Street, within the town's principal commercial area. Surrounding occupiers include a mix of retail and service uses such as the Tweedside Hotel, a bakery, charity shop, beauty salon and the local Post Office, supporting consistent footfall.

Innerleithen is a popular tourist destination, situated at the meeting point of the River Tweed and Leithen Water, and is well known for outdoor pursuits, with nearby Glentress Forest attracting visitors year-round.

DESCRIPTION

The subjects comprise retail premises occupying the ground floor of a two-storey and attic stone-built terraced property. The building is partly roughcast rendered and painted externally and is surmounted by a pitched and slated roof.



The property benefits from a traditional shop frontage, incorporating a recessed pedestrian entrance and display window, providing good visibility to the High Street, together with separate access via a side door.

To the rear, the property extends to incorporate a series of single-storey additions together with a two-storey link section, along with a dedicated car parking space, an area of ground and shared garden.

The full extent of the boundaries is not immediately apparent and should be confirmed with reference to the Title Deed documentation.

ACCOMMODATION

According to our calculations from measurements taken from previous file notes, we estimate the subjects extend to the following approximate net internal areas:

Area	SQ.M	SQ.FT
Front shop:	11.58	125
Back shop:	15.06	162
Cold store and storage:	23.00	48
Ancillary Space, kitchen and staff:	13.73	148
Total:	63.37	686

EPC

Available on request.

PRICE

Offers over £85,000

RATEABLE VALUE

With reference to the Scottish Assessors Association website, we note that the subjects have a rateable value of £5,100 from 1st April 2026.

LEGAL COSTS + VAT

Each party has to bear their own legal costs.



To arrange a viewing please contact:



ROSS CHINNERY
Director

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: April 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.