

# FOR SALE

MIXED USE INVESTMENT / RESIDENTIAL CONVERSION OPPORTUNITY (STP)

**GRAHAM  
SIBBALD**



73 & 81 High Buckholmside, Galashiels, TD1 2HP

- Mixed use investment opportunity (office/storage/residential dwelling)
- Residential conversion opportunity (STP)
- Located in close proximity to Gala town centre
- Standard residential lease in place (Passing rent: £4,500 per annum)
- Offers in the region of £65,000 (VAT Exempt)



#### LOCATION

The subjects are prominently located on High Buckholmside approximately 0.3 miles from Gala town centre. The property benefits from excellent transport links, being immediately situated on the A7 and in close proximity to Galashiels Train station, which offers regular services to and from Edinburgh city centre.

The immediate vicinity is predominantly residential. However, the subjects are a short walk from the town centre which offers a range of local amenities.

#### DESCRIPTION

The subjects comprise the ground floor and lower ground floor of a two storey traditional end terraced building held under a pitched and slate roof. The ground floor flat and office are accessed via pedestrian doors at street level, with the storage units being accessed via a stairwell leading to the lower ground floor.

The subjects are well suited to residential conversion (subject to planning).

A breakdown of the accommodation is outlined below:

Accommodation	Size	Information
Unit 1 Lower Ground Floor 73 High Buckholmside	32.36 sqm 348 sq ft	Large secure basement currently being used as a gym. The property has a tenant via a license agreement.  Passing Rent: £1,800 per annum.
Unit 2 Lower Ground Floor 73 High Buckholmside	25.56 sqm 275 sq ft	Large secure basement currently being used as a gym. The property has a tenant via a license agreement.  Passing Rent: £1,800 per annum.
Office Ground Floor 73 High Buckholmside	30.46 sqm 327 sq ft	The ground floor office offers open plan accommodation suitable for 3 desks. It benefits from a kitchenette and W/C facilities to the rear.  The property has a tenant via a license agreement.  Passing Rent: £3,300 per annum.
1 Bedroom Flat Ground Floor 81 High Buckholmside	30.27 sqm 325 sq ft	Standard residential lease in place.  Passing Rent: £4,500 per annum.

Floor plans are available on request.

#### PRICE

Offers in the region of £65,000 (VAT Exempt)

#### RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £4,650. The property qualifies for 100% Business Rates Relief under the Small Business Bonus Scheme.

#### LEGALS

Each party has to bear their own legal costs. The tenant will be liable for the land and buildings transaction tax and registration dues incurred in this transaction.

To arrange a viewing please contact:



**Murdo McAndrew**

Surveyor

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0131 240 5311

#### 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

#### 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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: June 2023