

DM HALL

For Sale

Development
Opportunity/Office

Roxburgh House
2 Roxburgh Street
Galashiels
TD1 1PF

NIA - 307.60 SQ M
3,312 SQ FT



Property Details

- Prominent return frontage on Roxburgh Street and Island Street
- GIA 378.70 sq m (3,873 sq ft)
- NIA 307.60 sq m (3,312 sq ft)
- 8 dedicated car spaces.
- May be suitable for development, subject to obtaining the necessary consents

LOCATION:

Galashiels is situated off the A7 amidst the picturesque Borders countryside and lies approximately 18 miles from Peebles, 40 miles south of Edinburgh and 58 miles north of Carlisle. The Scottish Borders Railway provides easy connectivity to Edinburgh and beyond via the station and the premises is in walking distance to railway and town centre.

The town is located in the centre of the Scottish Borders and is the principal commercial and administrative hub for the area. The property is located outwith the town conservation area.

Roxburgh Street lies adjacent to Island Street, one of the main arterial routes through the town. The office is prominently positioned with visibility to passing traffic and pedestrians.

Nearby occupiers include Triage, Morrison & Murray Engineering Ltd, NHS Borders, 'award winning' Indian restaurant across the road, Scotland eye Vision and a hairdressers.

DESCRIPTION:

The subjects comprise a prominently positioned, 2-storey standalone office building benefitting from the following:

- Cellular layout with large rooms and high ceilings
- Attractive period features
- Kitchenette and Male & Female Toilet facilities on each floor
- Power and data points
- Gas fired central heating
- 8 clear parking spaces



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1874 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1999 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 3873 SQ FT / 360 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Roxburgh House

Date: 12/06/24

photoplan

Property Details

ACCOMMODATION:

Measurement basis	Area included	SQ M.	SQ FT.
GIA	Ground and first floor	359.70	3,873
NIA	Ground and first floor	307.60	3,312

RATEABLE VALUE:

The properties are currently assessed on a separate basis. Further information on rates payments can be found at www.saa.gov.uk

Entry Address	Rateable Value
Roxburgh House (GF)	£11,800
Suite B First Floor	£5,800
Suite C1 First Floor	£2,450
Suite C2 First Floor	£1,550
Suite D First Floor	£1,150
Total	£22,750

SALE TERMS:

Our client is seeking offers over £280,000 for the outright purchase of their heritable interest in the subjects.

EPC:

A copy of the EPC for the property can be made available on request.

VAT:

All figures in these particulars are quoted exclusive of VAT.

ENTRY:

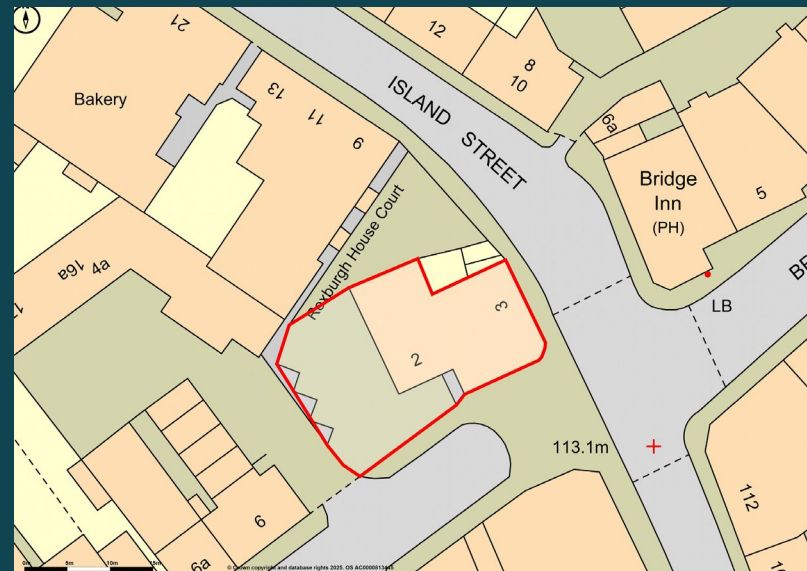
By agreement.

LEGAL COSTS:

Each party will be responsible for the payment of their own legal costs involved in any transaction. The incoming tenant will be responsible for the payment of any Land and Buildings Transaction Tax and VAT incurred.

FURTHER INFORMATION:

Strictly by contacting the sole selling agents.



Make an enquiry

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