



## FOR SALE

St Peters Office  
4/6 Abbotsford Road  
Galashiels, TD1 3DS

- Attractive former office building
- Potential for alternative use subject to planning
- Total floor area NIA - 261.63 SQ M (2,816 SQ FT)
- Site area approximately 0.16 Ha ( 0.40 Acre)



**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 at Tweedbank. The town is located in the centre of the Scottish Borders and is the principal commercial and administrative hub for the area.

The subjects lie on the edge of the town centre close to all principal amenities. The premises occupy a prominent position on Abbotsford Road at its Junction with Church Street and are located immediately adjacent to the roundabout linking to the A7, the main arterial route through Galashiels. Located nearby are St Peters Scottish Episcopal Church and St Peters Primary School.

**DESCRIPTION:**

The subjects comprise a standalone 2 storey former schoolhouse of stone construction dating from 1859, most recently used as an office. The property has many attractive period features and currently provides a variety of cellular offices supplemented by staff welfare facilities. Externally the property benefits from having generous on site parking and garden areas to the rear.

**ACCOMMODATION:**

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following Net Internal Area has been calculated: 261.63 sq m (2,816 sq ft).

**RATEABLE VALUE:**

The subjects have a rateable value of £24,500. Further information on rates payments can be found at [www.saa.gov.uk](http://www.saa.gov.uk)

**SALE TERMS:**

Offers over £200,000 plus VAT are sought for the benefit of our client's heritable interest in the subjects.

**VAT:**

All figures in these particulars are quoted exclusive of VAT.



**PLANNING:**

The subjects are C Listed and are located within the Galashiels Development Boundary, according to the 2021 draft Scottish Borders Council LDP.

**OFFERS**

Offers should be submitted in Scottish Legal Form to:

Chief Legal Officer  
Scottish Borders Council  
Council Headquarters Newtown St Boswells  
Melrose  
TD6 0SA

All offers should include:-

- The identity of the purchaser
- Price offered
- Clear details of any conditions attached to the offer
- Indicative plans with proposed uses and a statement on design and finishes proposed
- Proposed timescale for conclusion of missives, completion and payment
- Proposed timescales for completion of development.

**ASSESSMENT OF BIDS**

In evaluating bids, the Council will require to comply with Section 74 of the Local Government(s) Act 1973. While the Council is not bound to accept the highest bid, it may be that the Council will require to exercise its powers under the Disposal of Land by Local Authorities (Scotland) Regulations 2010 to accept a lower bid. The Council reserves the right to sell privately and shall not be bound to accept the highest or indeed any offer.

**EPC:**

The subjects have an EPC Rating of G.

**ENTRY:**

By agreement.

**LEGAL COSTS:**

Each party will be responsible for the payment of their own legal costs involved in any transaction.

**FURTHER INFORMATION:**

Strictly by contacting the sole letting agents:

D M Hall  
17 Corstorphine Road  
Edinburgh  
EH12 6DD  
Tel 01896 829 826

Harry Pattullo  
harry.pattullo@dmhall.co.uk

Ian Davidson  
ian.davidson@dmhall.co.uk

**VIEWING:**

Strictly by arrangement with the agents.

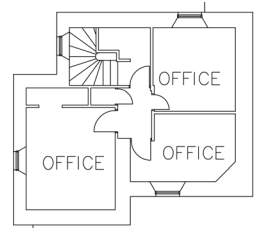
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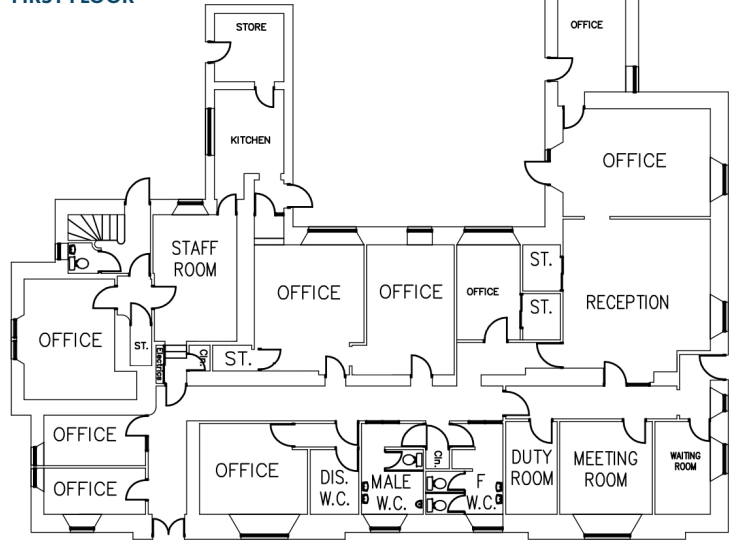
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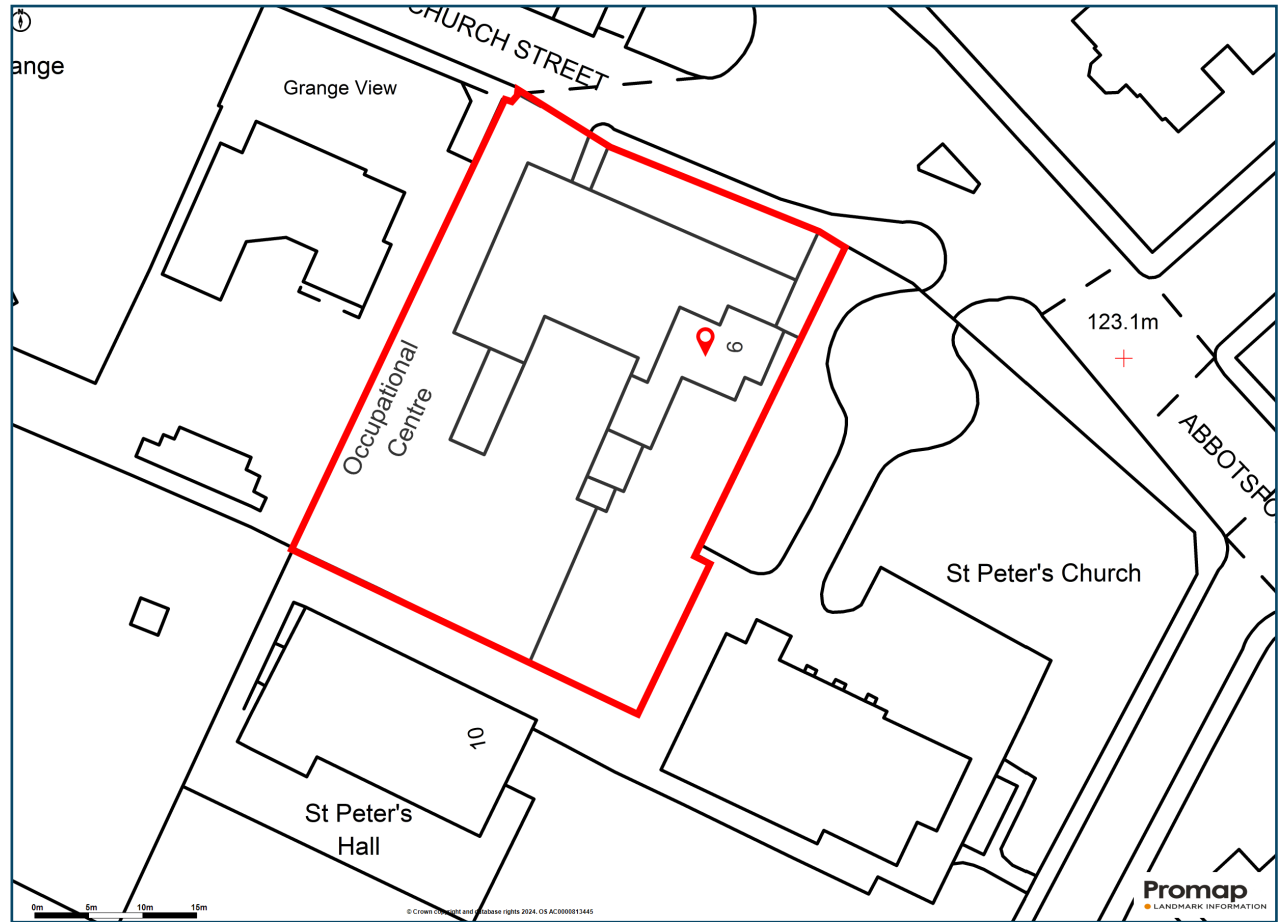




FIRST FLOOR



GROUND FLOOR



**IMPORTANT NOTE**

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- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
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