For Sale
Offices/ Development Opportunity
10 Roxburgh Street, Galashiels. TD1 1PF
A characterful 19th century villa currently occupied as a doctors surgery, but readily suited to office use or conversion back to residential use.

The property occupies a site of approximately 0.056 ha (0.14 acre) in a south easterly facing position just to the south west of Galashiels town centre.

Available with vacant possession.

Offers over £150,000 are invited

Ref. GT4894

General Information
The subjects are situated on Roxburgh Street to the west of the town centre. The immediate locality is characterised by a mix of residential and commercial occupiers.

Galashiels with a population of approximately 14,000 is one of the largest towns in the Scottish Borders and is generally considered to be the principal, administrative, social and retail centres for the region, effectively serving a population of in excess of 110,000.

There is a significant student population in the town with campuses of Heriot Watt University and Borders College. Within recent years Galashiels has benefitted from considerable public and private investment. Developments have included the Gala Water Retail Park, two new supermarkets to the east of the town centre and significant transport infrastructure works including the Galashiels inner relief road the Borders Railway link re-establishing passenger services between Edinburgh Waverley and the Central Borders. The journey time from Galashiels to Edinburgh city centre is approximately 55 minutes, with departures every 30 minutes. On weekdays the first train departs from Edinburgh at 0545, the last at 2355. Further details on the Borders railway are available at [http://www.bordersrailway.co.uk](http://www.bordersrailway.co.uk).

Description
A former house believed to date to the mid to late 19th Century. The original house is of traditional whinstone construction with sandstone dressings under pitched slate roofs. The property was remodelled for current use as a Doctors surgery in the late 1980’s.

These works included the addition of a single storey extension to the rear. The single storey extension has rendered faced cavity elevations under hipped and pitched roofs clad in slate.

The windows to the original part of the building predominately comprise timber framed single glazed encasement windows. The extension has double glazed timber framed units.

The original house fronts Roxburgh Street with a garden area to the front.

Accommodation
The accommodation currently comprises:

Ground floor: Entrance from the west, entrance hall, waiting room, reception, reception office, four consulting rooms, two wcs front, entrance hall with stairs to first floor level, record store and under stair cupboard.

First floor: Half landing providing access to office/staff room with kitchen off; wc, upper landing providing access to three offices.

Externally, there is a gravel surfaced car park with access off Roxburgh Street to the west of the building.

Areas
The subjects have been measured in accordance with the RICS Code of Measuring Practice (current edition), to provide the following areas:

<table>
<thead>
<tr>
<th>Description</th>
<th>Sq m</th>
<th>Sq ft</th>
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<tbody>
<tr>
<td>Gross External Area</td>
<td>271.99</td>
<td>2,927</td>
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<tr>
<td>Net Internal Area</td>
<td>151.77</td>
<td>1,633</td>
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**Rateable Value**
The Rateable Value has been assessed to £10,900 effective from 01-Apr-2010.

Under the Small Business Bonus Scheme (Scotland) the subjects may be eligible for Rates Relief for 2016/17. For businesses with a combined rateable value of £10,001 to £12,000 (combined rateable value of all business’s non-domestic property in Scotland) up to 50% relief is understood to be available within the current financial year. Further details available from the Business Rates Team at Scottish Borders Council. Tel: 0845 3000 341

**Services**
Mains water, electricity, and drainage.

Gas fired central heating.

**Planning**
Interested parties considering re-development proposals for the site are advised to discuss proposals with the Area Planning Officer of the Development and Regulatory Services Department of Scottish Borders Council.

**Energy Performance Certificate**
The subjects have been assessed to an Energy Performance rating of G.

**Tenure**
Absolute Ownership

**Offers**
Offers should include: The identity of the purchasers; the price offered; clear details of any conditions attached to the offer; proposed timescale for conclusion of missives, completion and payment.

A closing date may be set for offers. Please note that only those parties who formally notify their interest will be informed of the closing date. Interested parties are advised to notify the selling agents of their interest as soon as possible. The sellers reserve the right to sell privately and are not bound to accept the highest or indeed any offer.

**VAT**
Any prices are exclusive of VAT. Any intending purchasers must satisfy themselves independently as to the instances of VAT in respect of any transaction.

**Viewings**
Strictly by appointment with the sole agents:

Edwin Thompson LLP, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP

Tel: 01896 751300
Fax: 01896 758883
Email: s.sanderson@edwin-thompson.co.uk

**Notes:**