

**Galashiels**  
Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 77a Albert Place, Galashiels,

TD1 3DL

**Offers Over £150,000**



\*\*\*PRICE REDUCED\*\*\*

77a Albert Place is a large commercial premises in an optimal location within Galashiels with heavy footfall and traffic on a daily basis. The premises sports two large show rooms which would be beneficial for a variety of business needs as well as a kitchen, office, two WC's, a shower room and fantastic storage space throughout.



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## GROUND FLOOR

Show Room / Reception Area: 8.12m x 7.88m

## LOWER FLOOR

Show Room Two: 8.15m x 7.30m

Kitchen: 3.89m x 3.93m

Shower Room: 2.19m x 1.94m + 1.62m x 1.02m

WC: 1.57m x 1.55m

Office: 7.69m x 4.07m

Hallway: 2.03m x 1.16m

WC 2.36m x 1.17m

## SECURITY

CCTV

Security alarms

Door sensors

Security shutters on doors



**Situation:**

Situated on the Gala Water in rolling Borders countryside, Galashiels is a bustling town boasting a fine selection of town centre shops including the Gala Water Retail Park, together with several excellent restaurants in the area offering the very best of Scottish fayre. The town offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. With good road links both north and south and the Waverley rail link, which re-opened in 2015, Galashiels is very well placed for commuters. Whinlea benefits from being just a short distance on foot from the nearby railway station and, indeed, the town centre.

**Description:**

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**Fixtures and Fittings:**

All floor coverings, blinds, bathroom fittings, kitchen fittings and light fittings are to be included within the sale.

**Services:**

Mains water and drainage, gas and electricity.

**EPC:**

D

**Viewings:**

Strictly by appointment. To arrange an appointment to view, please contact the Selling Agent, Cullen Kilshaw Galashiels on 01896 758311.

**Offers:**

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

**Porters Porches & Conservatories Ltd:**

The business Porters Porches & Conservatories Limited is NOT for sale, only the premises at 77a Albert Place, Galashiels is being marketed for sale. The business will continue to operate but are re-locating.

**Rateable Value:**

£7,900.00

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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
Galashiels, Tel 01896 758 311  
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Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.