



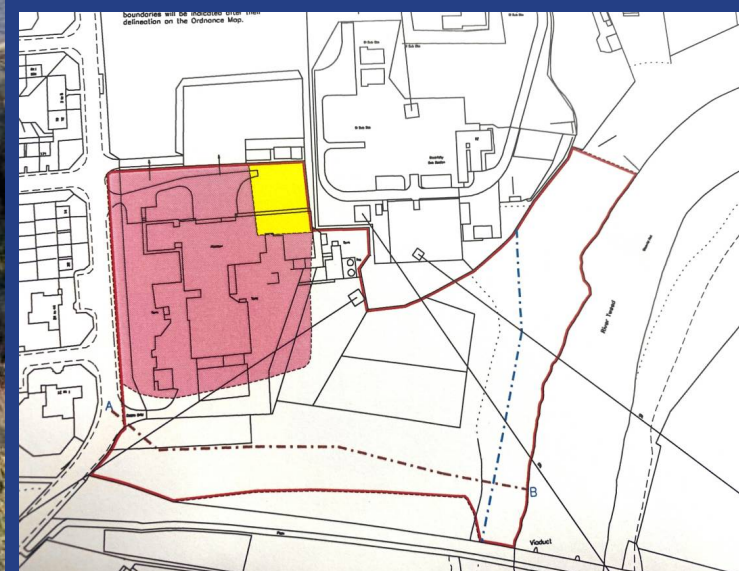
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DEVELOPMENT SITE, WINSTON ROAD, GALASHIELS, TD1 2DA
INDUSTRIAL DEVELOPMENT SITE EXTENDING TO 3.1 HECTARES

£POA

WINSTON ROAD, GALASHIELS, TD1 2DA

£POA



We are pleased to bring to the market this substantial industrial site extending to around 3.1 hectares which could be used for a variety of purposes. Located on the edge of the bustling town of Galashiels with various similar amenities close by such as petrol garage and car dealership. Excellent transport links with the Borders Railway running through the town. Would suit large developer looking to expand in to the area.

Galashiels lies in the narrow valley of the Gala Water, close to its meeting with the River Tweed, in the heart of the Scottish Borders. A popular town, Galashiels has a multitude of amenities and shops, ranging from smaller independent stores to well-known retailers, as well as the Pavilion cinema, Rugby Football Club, two nearby golf courses and the Braw Lads festival which takes place annually and attracts visitors from across the world. Galashiels is also the location of Heriot-Watt University's School of Textiles and Design. The railway station provides a direct link to Edinburgh, ideal for city commuters, and there are also good road links to neighbouring towns such as Selkirk, Hawick, Kelso, Melrose and St Boswells.

SIZES: The site extends to approximately 3.1 hectares and is delineated in red on the sales particulars. Boundaries are approximate and no reliance should be placed on them.

RATEABLE VALUE: The land has a rateable value of £11,100 and may qualify for 100% relief through the Small Business Bonus Scheme subject to the owners' other commercial properties.

LEGAL COSTS: Each party to bear their own legal costs. The Purchaser will be responsible for any LBTT and VAT associated with any purchase.

SERVICES: Services are readily available close by.

VIEWING: By appointment with Geo & Jas Oliver, W.S.

IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

INTERNET WEBSITES: All our properties can be viewed at www.gandjoliver.co.uk as www.onthemarket.com, www.rightmove.co.uk and www.propertywindow.com.

FREE PRE-SALE VALUATION: If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.

