



Geo. & Jas. Oliver W.S.

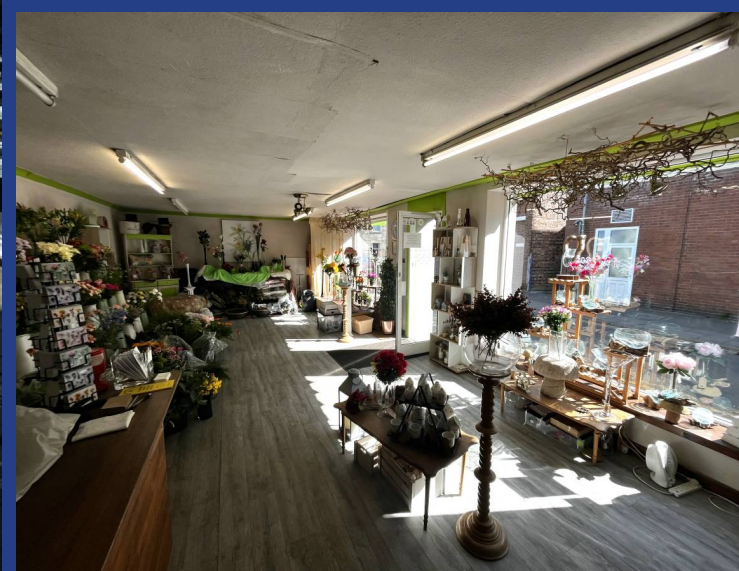
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1 PARK STREET, GALASHIELS, TD1 1BZ
COMMERCIAL PREMISES IN CENTRAL GALASHIELS

EPC UPON REQUEST
OFFERS AROUND £70,000

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Exciting opportunity to purchase a well located and spacious ground floor shop premises located in Galashiels town centre with good passing footfall and large double shop frontage.

LOCATION:

1 Park Street is located in Galashiels which lies in the narrow valley of the Gala Water 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.

DESCRIPTION:

The property, which has been run as a successful florists for over 20 years, comprises a spacious front shop with double window frontage facing onto the Park Street. A glass door allows plenty light and there is a large storage cupboard. The front shop is of a good proportion, well presented and offers access to a separate back shop for storage. There is also a small kitchen area and staff WC. A separate entrance from the rear of the shop provides access to storage rooms located over the shop in need of renovation.

FLOOR AREAS:

Front Shop with large cupboard 8.83 x 4.81

Back Shop 2.63 x 3.54

Kitchen 1.48 x 2.11

WC 1.92 x 1.28

RATEABLE VALUE: £7,000. The premises benefit from 100% relief through the Small Business Bonus Scheme subject to the owners' other commercial properties.

SERVICES: Mains water, drains, and electricity.

EPC : Interested parties wishing a copy of the EPC can obtain a copy upon request.

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

ENTRY: Vacant possession can be given from 1st August 2025.

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.

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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.

