



Geo. & Jas. Oliver W.S.

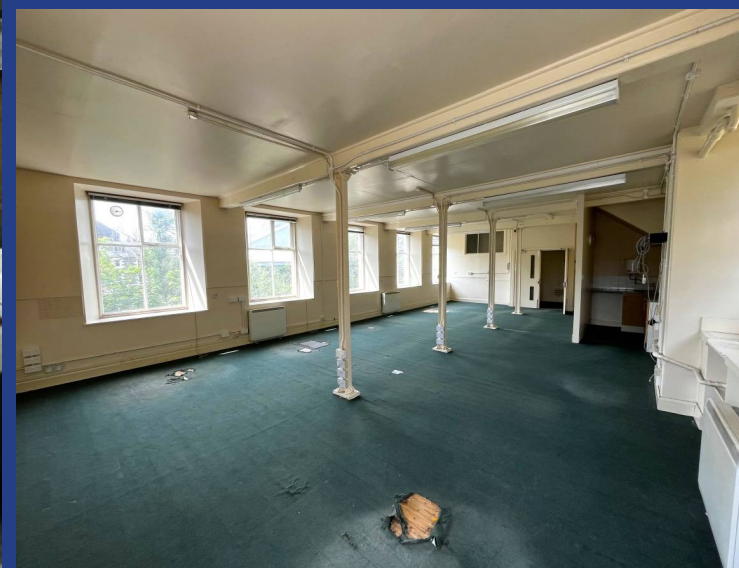
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LADHOPEVALE HOUSE, GALASHIELS, TD1 1BT
FOUR STOREY COMMERCIAL PREMISES IN CENTRAL GALASHIELS

GUIDE PRICE £180,000

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Exciting opportunity to purchase versatile business premises, centrally located in the heart of Galashiels and a short distance from Galashiels train station. Most recently used as office premises on the three upper levels and auctioneers and valuers on the lower floor, this property boasts an abundance of space and opportunity. The external yard area provides ample private off street parking together with access to multiple garages, lock ups and stores. Residential development may be possible subject to relevant permission being obtained and further enquiries should be made to Scottish Borders Council. Viewing is essential to appreciate the size and adaptability of this commercial property.

DESCRIPTION: The property, which has been occupied by two separate businesses independently for over 30 years, spans 4 floors in central Galashiels and can be accessed from the rear, where there is ample vehicular access and parking, or also from the front where there is some limited on road parking. The front entrance provides access through to the upper three levels of the building where there are multiple offices, storage rooms, WCs and kitchens. These floors were recently occupied by a local accountancy firm.

The lower level of the property is accessed from the back and also benefits from three garages, a lock up and a separate store situated beneath the bridge. Most recently run as a thriving antiques business, the lower part of the building comprises a small reception area, office and large auction/display room with WC located off.

LOCATION: Ladhopevale House 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.

FLOOR AREAS:

BASEMENT LEVEL 106.65sqm

WC

Auction Room 6.35m x 13.13m

Reception 4.63m x 3.18m

Office with Store 5.13m x 3.80m

FIRST FLOOR 114.94 sqm

Large Open Plan Office with Kitchen 6.94m x 11.29m

WC 2.25m x 2.08m

Office 5.35m x 3.22m

Office 3.34m x 5.03m

Storage Room (with electrics)

SECOND FLOOR 100.56 sqm

Hallway

Reception 3.42m x 3.55m

Office 3.95m x 3.56m

Office 3.17m x 4.89m

Reception 2.61m x 4.74m

WC 2.33m x 2.43m

Storage Room x2

Office 3.59m x 3.33m

Office 5.25m x 2.81m

Office 3.63m x 6.35m

ATTIC 30.05sqm

GARAGES 47.93sqm

WC 2.08m x 1.15m

Office 4.03m x 5.25m

Kitchen 2.02m x 4.00m

Office 3.89m x 5.00m

RATEABLE VALUE:

Basement £6,600

First Floor £8,500

Second Floor £8,700

Attic £3,200

Yard £975

The premises may benefit from 100% relief through the Small Business Bonus Scheme subject to the owners' other commercial properties.

VAT: Unless otherwise stated, all prices and premiums quoted are exclusive of VAT which may be payable in addition.

LISTING: The property is listed as Category C and further information in this regard can be found on <https://britishlistedbuildings.co.uk/200399236-ladhope-vale-house-galashiels>

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

SERVICES: Mains water, drains, and electricity. Electric panel and storage heaters.

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.

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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