

Development Opportunity

69 Gala Park, Galashiels, TD1 1EZ

Offers Over £115,000

Edwin
Thompson





BRIEF RESUME

69 Gala Park comprises a semi detached building in a former Victorian School House in a south facing position and dating back to the late 1800s.

- Fantastic re-development opportunity
- Great property in a central location
- Private rear garden
- Accommodation over four floors

LOCATION

The subjects are located at Gala Park just west of the town centre. Galashiels is generally considered to be the principal administrative, retail and social centre for the region effectively serving a population of in excess of 115,000.

There is a significant student population within the town with campuses of Heriot Watt University and Borders College. Borders General Hospital also has close training ties with a number of the Edinburgh universities.

Within recent years Galashiels has benefitted from considerable public and private investment. Developments have included the Gala Water Retail

Park, two supermarkets to the east of the town centre and significant transport infrastructure works including the Galashiels Inner Relief Road.

DESCRIPTION

Internally the property has been standing vacant for some time and would make a fantastic development opportunity for conversion to residential property, Class 2 (Financial, professional and other services) or Sui Generis. It occupies grounds extending to approximately 685 sqm (0.17 acre).

The building is of traditional construction with whinstone elevations and a pitched roof clad in slate. Windows predominantly comprise single glazed sash and case units. Rainwater goods comprise cast iron units.

Garden grounds are enclosed with the main garden area to the rear laid to patio and lawn with mature trees and bushes. There is an electric substation situated within the rear garden and has a right of access. Access to the rear garden is via a public car park.

AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice to provide the following approximate areas:

Description	Sq m	Sq Ft
Total	191.75	2,064

E & oe Measurements taken using a laser measurement device.







WHAT3WORDS///

Brick.Degree.Footpath

RATEABLE VALUE

The subjects are currently assessed to a Rateable Value of £11,900 effective from 01-April-2023.

Rateable value information has been obtained from the Scottish Assessors Association website. Whilst believed to be correct, this information has not been independently verified.

SERVICES

All mains services are connected. There are separate mains supplies to each unit.

TENURE

Presumed Absolute Ownership following the Abolition of Feudal Tenure etc (Scotland) Act 2000. This should be confirmed by your solicitor.

VALUE ADDED TAX

Any prices are exclusive of VAT. The subjects are not understood to be elected to VAT.

ENERGY PERFORMANCE CERTIFICATE

EPC pending

VIEWING

By appointment with the sole agents.
Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP
Tel. 01896 751300

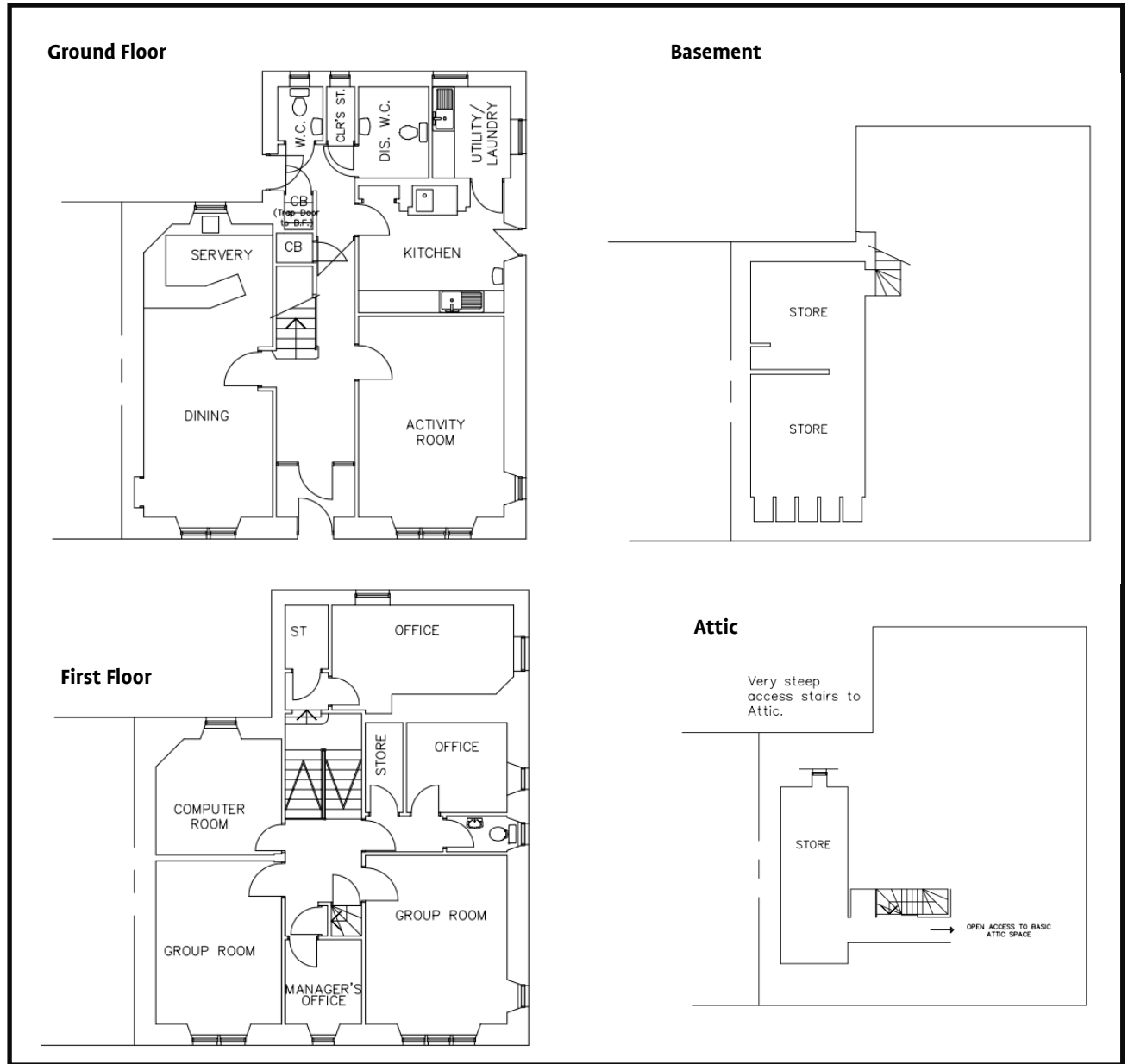
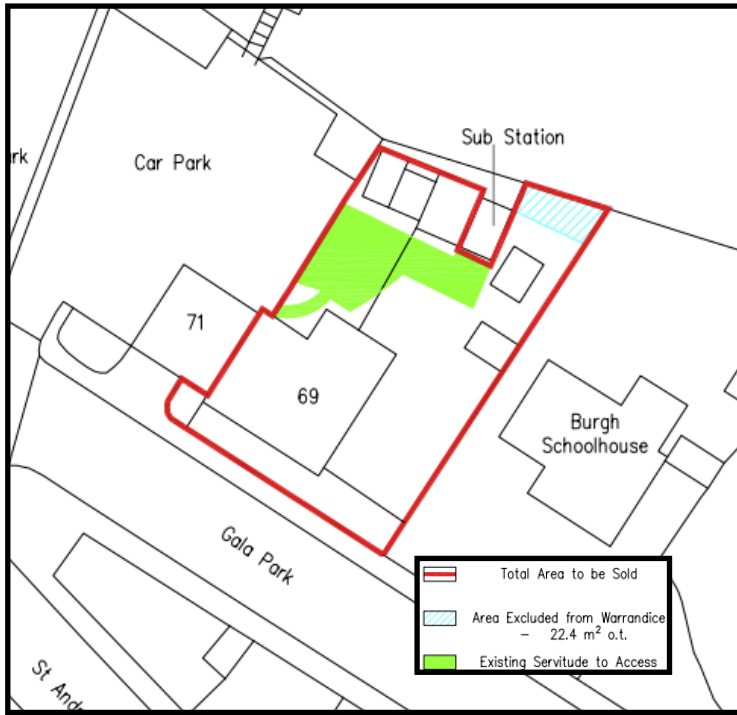
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